

thence, S. 86-3/4 E. 11.90 chains to a stone; thence N. 17 W. 17.50 chains to a stone; thence N. 62 E. 14.15 chains to a stone; thence N. 32 W. 11.20 chains to a red oak at road leading to the house on this farm; thence N. 36 W. 13.30 chains to the beginning corner.

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Less, however, 4.4 acres of the above described tract heretofore conveyed by W. N. Watson, Jr. and Eugene Bailey Watson to Wyatt Aiken as Trustee for Trinity Presbyterian Church of Travelers Rest, S. C. by deed dated April 11, 1958 and of record in the R. M. C. Office for Greenville County in Deed Book 625 at Page 210.

The above described tract having been devised to W. N. Watson, Jr. and Eugene Bailey Watson by Mrs. Elizabeth B. Watson by her last will and testament (see Apartment 426, File 18, office of the Probate Court, Greenville County, S. C.).

Mortgagor agrees that if the property is partitioned in kind, he will execute to mortgagee a new mortgage covering his entire interest in the property partitioned to him. If the property is sold and partitioned, mortgagor will notify mortgagee and hold any proceeds from sale in trust for payment of the remaining mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Southern Bank and Trust Company

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its Successors ~~and~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Forty-five Thousand and No/100 \* \* \* \* \* (\$45,000.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.