

BEGINNING AT AN IRON PIN IN THE CENTER OF HONEYSUCKLE DRIVE AT A POINT 196.1 FEET NORTHWEST OF THE INTERSECTION OF PATROL CLUB ROAD, AND RUNNING THENCE S. 47-46 W. 222 FEET TO AN IRON PIN; THENCE RUNNING N. 48-42 W. 48 FEET TO AN IRON PIN; THENCE RUNNING WITH LINE OF PROPERTY OF ROY HUDSON (~~XXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~) N. 14-15 E. 213 FEET TO AN IRON PIN AT CENTER OF HONEYSUCKLE DRIVE; THENCE RUNNING WITH CENTER OF SAID DRIVE S. 57-47 E. 172 FEET TO POINT OF BEGINNING, AND BEING A PORTION OF THE PROPERTY CONVEYED TO TROY W. HESTER BY DEED OF S. PERRY HESTER RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, S. C., IN DEED BOOK 546, AT PAGE 62.

BOOK 1010 PAGE 442

THIS CONVEYANCE IS MADE SUBJECT TO A PRIOR MORTGAGE DATED OCTOBER 28, 1960, FROM TROY W. HESTER TO TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION IN THE PRINCIPAL AMOUNT OF \$3,500.00, RECORDED IN THE OFFICE OF THE RMC FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN REAL ESTATE MORTGAGE BOOK 840, AT PAGE 361, ON THE 31ST DAY OF OCTOBER, 1960.

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 HOMEOWNERS MORTGAGE COMPANY, INC., ITS SUCCESSORS

~~HEREBY~~ 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 ~~Heirs~~ 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 SIX THOUSAND SEVEN HUNDRED AND No/100 (\$6,700.00)----- 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.