

BEGINNING at an iron pin on the northern side of S.C. Highway No. 414 as shown on plat entitled "Property of C. Douglas Wilson" in Plat Book "KKK" at page 75 and running thence N 81 W 310.9 feet to an iron pin; thence N 47-30 W 122 feet to an iron pin; thence N 16-23 W 202 feet to an iron pin; thence N 12-28 W 202 feet to an iron pin; thence N 13-40 W 126 feet to an iron pin; thence N 10-45 W 200 feet to an iron pin; thence N 26-30 E 170 feet to an iron pin in the North Saluda River; thence along the North Saluda River as the line 1,600 feet, more or less, to the corner of property of Marvin H. Rice; thence along said property as the line S 66 E 383.46 along a branch to bend in the branch; thence S 63 E 673.2 feet to a bend in the branch; thence S 67 E 356.4 to the center of a bridge in the road over the branch; thence along the center of the road in a northeasterly direction 300 feet more or less to the point of beginning.

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This being the same property conveyed to Elizabeth W. Walker by deed of Joseph Earl Johnson by deed to be recorded of even date herewith.

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 JOSEPH EARL JOHNSON, his

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, his 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 Three Thousand and No/100ths (\$3,000.00) ----- 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.