

BEGINNING at a point in the center of the Ballew Mill Road, at the joint corner with Tract #1, and running thence S. 46-00 W. 1313 feet to a stake on a spring branch; thence along said branch S. 25-30 E. 377 feet to a point; thence still along said branch S. 51-00 E. 132 feet to a point; thence S. 17-00 E. 90 feet to a stake in said branch; thence N. 46-00 E. 1368 feet to the center of said Ballew Mill Road; thence along the center of said Road N. 38-30 W. 361 feet; thence N. 28-00 W. 110 feet; thence N. 19-00 W. 110 feet to the point of beginning, and containing 16.50 acres, more or less.

This is the same property conveyed to the Mortgagor by Maggie P. Campbell by deed recorded in Deed Book 789 at Page 123 in the R. M. C. Office for Greenville County.

BOOK 1032 PAGE 283

This mortgage debt shall become due and payable forthwith at the option of the Mortgagee or the holder hereof if the Mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the Mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the Mortgagor during the term of this Mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

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 Mortgagee, its Successors ~~Heirs~~ and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, The First National Bank of South Carolina, its Successors ~~Heirs~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same of any part thereof.