

Also, all that piece, parcel or lot of land, situate, lying and being on the northwestern side of a new 40 foot road in O'Neal Township, Greenville County, State of South Carolina, said property being shown as the property of Fletcher Bates on a plat prepared by Terry Dill, May, 1956, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin at the corner of this tract and other property heretofore conveyed to the grantees by the said grantor, and in the line of property now or formerly of Fred Lynn, which point is 215 feet northeast of the joint corner of the Fred Lynn land and property of the grantees herein, which point is in the Pine Log Ford Road and running thence along the line of property of Fred Lynn, N. 39-30 E. 185 feet to an iron pin; thence N. 50-30 W. 235 feet to an iron pin; thence S. 39-30 W. 185.8 feet to an iron pin at the joint rear corner of this tract and other property conveyed to the grantees; thence along the joint line S. 50-30 E. 235 feet to an iron pin, the point of beginning.

This lot is conveyed subject to a right of way for a County road running along the Lynn property line which right of way is 40 feet in width.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____, deed recorded in the office of The Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 James M. Epps and Lillian C. Epps, their

Heirs and Assigns forever.

And I do hereby bind me and my _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, _____ their _____ 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/100----- 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.