

BEGINNING at an iron pin in the center of S. C. Highway 23-84 (also known as Log Shoals Road), joint front corner with Lot No. 1, and running thence along Lot No. 1, S. 62-15 W. 340.8 feet to an iron pin; thence S. 55 E. 84.74 feet to an iron pin; thence N. 62-15 E. 380 feet to an iron pin in center of said road; thence along the center of said road, N. 73-52 W. 108.2 feet to an iron pin, being the point of beginning.

This being the same property as conveyed to Mortgagors by deed of J.T. King recorded in the R.M.C. Office for Greenville County in Deed Book 679, at page 44.

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 Farmers Bank of Simpsonville, its successors

~~###~~ and Assigns forever.

And We do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~###~~ and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And We, the said mortgagors, agree to insure the house and buildings on said land for not less than Three Thousand and 00/100 (\$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 We 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 We the said mortgagors, 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.