

There is excepted, however, a triangular portion containing 8287.5 square feet conveyed to Arlie Crafton and Elizabeth Crafton by deed dated July 17, 1964, and recorded in Deed Book 754 at Page 35 in the R.M.C. Office for Greenville County, and having the following metes and bounds according to a plat entitled "Property of Arlie and Elizabeth Crafton, Glassy Mountain Township, Greenville County, South Carolina, dated June 9, 1964, and made by E. H. Gibbs, Surveyor" -

BEGINNING at an iron pin in the dividing line between the property belonging to Arlie and Elizabeth Crafton and the property belonging to Frances E. Porter, which iron pin stands North 77 deg. 45 min. West 81.3 feet from the Southeastern corner of the Crafton property on East Lake Shore Drive, and running thence from said beginning iron pin South 89 deg. 15 min. West 73.6 feet to iron pin; thence North 43 deg. 15 min. West 31 feet to iron pin in Crafton and Porter line; thence with Crafton line South 77 deg. 45 min. East 97.5 feet to the BEGINNING corner.

The above described property is the identical property conveyed to George Norman Boyer and Carolyn C. Boyer, his wife, by J. B. Cash by deed dated July 13, 1966, to be recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, reference to which deed is hereby made in aid of the description.

It is expressly understood and agreed that this mortgage deed and the note secured hereby have been executed for the purpose of securing the balance of the purchase price on the above described real property and constitutes a purchase money mortgage deed.

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 J. B. Cash, his Heirs and Assigns forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said J. B. Cash, his

Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Ten Thousand and No/100 (\$10,000.00) Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his

name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.