

ALSO: All that tract of land in Dunklin Township, County and State aforesaid, containing 5.8 acres, more or less, being part of the Allen Scott land near Daventon Church, described by survey as BEGINNING at stone old cross on natural stone near Spring and known as the Popular corner; thence N. 17 3/4 W. 7.35 chs. to center of road leading to the Jno. Samp Kellett house; thence S. 59-3/4 W. 6.75 chs to point in hard surfaced road (Davenport Road); thence S. 55 3/4 W. 7.90 chs. along said road to bend; thence S. 52 W 1.70 chs. to Jno Samp Kellett and Scott line; thence N. 82 1/2 E 20.25 chs. to the beginning corner stone (natural) Bounded on North by said Highways; on the East and South by Jno. Samp Kellett land

ALSO: All that tract of land in Dunklin Township, County and State aforesaid containing 3 acres, more or less, being described as BEGINNING at an I.P. in center of Daventon Church Highway and running thence S. 30 E. 6.35 chs. to I.P.; thence S. 55 W. 4.75 chs to I. P.; thence N. 30 W. 6.35 chs. to I. P. in center of said Highway; thence N. 55 E. 4.75 chs along center of said Highway to the beginning corner. Bounded on North by Highway; on East, South and West by said J. S. Kellett lands and being part of the Kellett homeplace.

The within described property is the same property conveyed to the Mortgagors by deed of John Henry Kellett, Charlie P. Kellett, Dee S. Kellett and Osby Woods by deed dated April 10, 1965 and recorded in Deed Book 771, at page 167 RMC Office for Greenville County.

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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

Southern Bank and Trust Company, Piedmont, S. C. its

Successors

~~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 mortgagee, its successors ~~xxHeirs~~ 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 mortgagor, agree to insure the house and buildings on said land for not less than Ten Thousand, One Hundred Thirty One and 08/100 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 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 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.