

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 12.25 acres, more or less, and having according to a plat of "Property of Caldwell Harper", which plat is recorded in the Office of the RMC for Greenville County, in Plat Book YYY, Page 105, the following metes and bounds, to-wit:

BEGINNING at a concrete monument at joint corner of property herein conveyed, property of Greenville City Water Works and property now or formerly of Dora T. Ballenger, and running thence N. 60-34 E. 835.78 feet to an iron pin; thence turning and running S. 24-43 E. 717.28 feet to a concrete monument; thence turning and running S. 60-05 W. 398.85 feet to an iron pin; thence continuing S. 65-09 W. 265 feet to an iron pin; thence turning and running N. 38-40 W. 705.99 feet to a concrete monument, the point of BEGINNING.

The foregoing property was conveyed to the Mortgagor by H. Caldwell Harper and this mortgage is given to secure a portion of the consideration for such conveyance. This mortgage is subject to a mortgage from H. Caldwell Harper to W. T. Adams in the original principal amount of \$35,000.00, dated February 10, 1966, of record in the Office of the RMC for Greenville County in REM Book 1022, at Page 186. The unpaid balance of such mortgage shall be discharged by the said H. Caldwell Harper at such time as the mortgagor may request, but not later than the date of the payment of the Promissory Note secured by this mortgage.

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
H. Caldwell Harper, his Heirs and Assigns forever.

AND the said South Carolina Tricentennial Commission

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

H. Caldwell Harper, his

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee
executors, administrators or assigns,
and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee
executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee
executors, administrators or assigns, shall be entitled to receive
from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee
heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.