

an iron pin; thence N. 27-45 E. 283.7 feet to an iron pin on edge of branch; thence along the meanders of branch which is property line, N. 77-08 E. 314.8 feet to point; thence N. 47-03 E. 288.7 feet to point; thence N. 71-36 E. 117.5 feet to point; thence S. 82-31 E. 269 feet to an iron pin; thence S. 19-17 E. 373.6 feet to stone; thence S. 19-03 E. 1040 feet to a stone; thence S. 18-55 E. 342 feet to a stone; thence S. 55-56 W. 1054.5 feet to an iron pin; thence S. 10-15 E. 372 feet to an iron pin; thence S. 77-55 W. 324.6 feet to an iron pin; thence S. 25-05 W. 353.3 feet to bottle cap in Jenkins Bridge Road; thence along the center of Jenkins Bridge Road, S. 62-40 E. 447.6 feet to bottle cap in the center of Jenkins Bridge Road and S. C. Highway 418 intersection, being the point of beginning.

This being the major portion of the property conveyed to William H. Peden, Sr., William H. Peden, Jr. and James F. Peden by deed recorded in Deed Book 835, at page 508; Deed Book 707, at page 445 and property conveyed to William H. Peden, Jr. by deed recorded in Deed Book 653, at page 59 in the R.M.C. Office for Greenville County and being the same property conveyed to the Mortgagor herein by deed of William H. Peden, Sr., William H. Peden, Jr. and James F. Peden.

This mortgage covers any roadways situated upon the property in the event of abandonment; however, this conveyance is subject to all easements and road right of ways of record and as appear on the plat and upon the property.

This mortgage is junior in lien to that certain mortgage given by the Mortgagor herein to The Federal Land Bank of Columbia in the principal sum of \$23,900.00.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____ deed recorded in the office of 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 William H. Peden, Sr., William H. Peden, Jr. and James F. Peden, their

Heirs and Assigns forever.

And I do hereby bind myself, 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 _____, my _____ Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And _____, the said mortgagor..., agree to insure the house and buildings on said land for not less than _____ 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 _____ 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 _____ 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.