

point; thence South 124.7 feet to a point; thence S. 38-15 W. 99.7 feet to a stone; thence S. 28-30 E. 910.8 feet to a point; thence N. 87-30 W. 219.1 feet to a stone; thence S. 9-00 E. 1109 feet to a pine and iron pin; thence S. 76-55 W. 474 feet to a stone; thence S. 10-00 E. 297 feet to a spring; thence S. 44-58 E. 87.6 feet to an iron pin; thence N. 88-40 W. 1306 feet to an iron pin; thence N. 75-58 W. 422 feet to an iron pin; thence S. 19-00 W. 705 feet to the point of beginning.

LESS AND EXCEPT, however, that certain 20-acre tract heretofore conveyed to Woodrow W. Arrowood and Annie M. Arrowood by deed dated February 14, 1968, and recorded in the Office of the R. M. C. for Greenville County in Deed Book 838, at page 129, which 20-acre tract is described as follows:

BEGINNING AT an iron pin in the center of a County Road, and running thence S. 47-15 E. 37.4 feet to a stone; thence S. 48-30 E. 547.8 feet to an iron pin; thence S. 11-30 W. 403 feet to an iron pin; thence S. 37-30 E. 250.8 feet to a point; thence S. 37-55 W. 646 feet to an iron pin; thence along an access road as follows: N. 68-40 W. 100 feet; N. 57-20 W. 100 feet; N. 47-05 W. 100 feet; N. 39-05 W. 150 feet; N. 51-10 W. 200 feet; N. 53-07 W. 100 feet; N. 66-20 W. 128 feet to an iron pin in the center of said County Road; thence along the center of said County Road as follows: N. 41-40 E. 689.5 feet; thence N. 25-05 E. 100 feet; thence N. 16-20 E. 250 feet; thence N. 23-03 E. 140 feet to the point of beginning.

The land conveyed herein, consisting of 240 acres, more or less, is the major portion of the land conveyed to Mortgagors by deed of Tom S. Bruce and C. Henry Stevens, dated June 16, 1969, and recorded in the Office of the R. M. C. for Greenville County in Deed Book _____, at 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 TOM S. BRUCE and C. HENRY STEVENS, their

Heirs and Assigns forever.

And we do hereby bind our _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, s, _____ their Heirs 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 _____ 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 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.