

BEGINNING at a nail in the center of Beaco Road, which nail is located approximately 567 feet from the intersection of Beaco Road and Hood Road (S-1966) and adjacent to property now or formerly of W. Palmer Dillard and running thence along the center line of Beaco Road S. 7-25 W. 493.3 feet to an old nail; thence turning and running S. 49-10 E. 28.5 feet to an iron pin; thence continuing S. 49-10 E. 35.5 feet to a nail in the center of Hood Road; thence running along the center line of Hood Road N. 65-5 E. 132.8 feet to a nail; thence continuing along the center line of Hood Road N. 73-50 E. 100 feet to a nail; thence continuing along the center line of Hood Road N. 81-51 E. 65 feet to a nail; thence continuing along the center line of Hood Road N. 82-45 E. 901.7 feet to a nail; thence turning and running along other property of Grantors N. 4-35 E. 664.7 feet to a new iron pin; thence turning and running along the line now or formerly of W. Palmer Dillard S. 72-58 W. 1271 feet to the point of beginning.

This is a portion of the property conveyed to Lula D. Rhem by Deeds recorded in the Office of the R.M.C. for Greenville County in Deed Book 293 at Pages 234 and 235, and the same property conveyed to Charles Flint Rhem, Jr. by Deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 811, at Page 22.

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 Lula D. Rhem and Charles Flint Rhem, Jr., their Heirs and Assigns forever.

AND the said McElrath & Tucker, Inc.

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

Lula D. Rhem and Charles Flint Rhem, Jr., their 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.