

Book 1145 Page 201

August, 1954: BEGINNING at a point in center of S. C. Highway #8, at corner of Jim Beam , and running thence with his line S 45-3 W 1,617 feet to stone; thence S 45-45 E 1,881 feet to a point in Grove Creek; thence with the center of Grove Creek as the line with the following traverse courses and distances: N 49-15 E 93 feet; N 29-15 E 236.3 feet; N 49-30 W 333.3 feet; N 46-45 E 424.4 feet; thence N 78-30 E 729.3 feet; N 1-30 W 50 feet; N 59-15' E 291 feet; N 38-30 E 250 feet; N 16 E 538 feet to a point in center of Grove Creek and under bridge spanning S. C. Highway #8; thence with center of said S.C.Highway#8 N 69-15 W 504 feet to a point on line of Burns;thence with his line on the following courses: S 6-27 W 40.3 feet; S 8-58 W 597 feet; N 43 W 724 feet; N 33-10 E 142 feet;N 54 W 273 feet; N 12 E 68 feet to iron pin on Southern side of S.C.Highway #8;thence along the Southern side of said highway N 67 W 306 feet; thence N 54 W 47 feet to point in center of said highway;thence with/center of said highway N 69-15 W 97.8 feet to the beginning corner. This is the same property conveyed to J.R.Davis by deed of H.Frank Beam, dated June 23, 1959, duly recorded in the Clerk's Office for Greenville County,S.C., in Deed Book 628 at page 54.

2. All that piece and parcel and tract of land lying and being in Oaklawn Township, Greenville County, S. C. containing 4.67 acres,more or less, according to a survey made by C.O. Riddle, Reg. L.S., of properties formerly belonging to H.T.Beam, with reference being made hereto to the original survey dated August,1954. Said parcel of land begins in the center of S.C.Highway #8 at corner of lands now owned by J. R.Davis and runs along center of said highway N 69-05 W 311.7 feet to corner in road;thence S 31-25 W 375 feet to corner on lands of J.R.Davis; thence along line of Davis lands S 43 W 577.2 feet to iron pin;thence continuing along Davis line N 8-58 E 597 feet to Southern edge of S.C.Highway #8;thence N 6-27 W 40.3 feet to the beginning corner, in or near center of S. C. Highway #8 and being bounded on the North and West by lands now or formerly of Lula Burns and on the East and South by lands of J. R. Davis. This is the same tract of land conveyed unto J.R.Davis by deed of Lula Burns,dated July 23, 1959 and duly recorded in the Clerk's Office for Greenville County,S.C. in Deed Book 631, at page 307.

The foregoing mortgage is a second lien on the property described, the first lien thereon being held by The Pelzer-Williamston Bank (now merged with Southern Bank and Trust Company) given by Jerry R. Davis, dated December 7, 1965 and duly recorded in Greenville County, S. C., in the Office of Register of Mesne Conveyance, in Mortgage Book 1014 at page 513.

AND IT IS AGREED, That the mortgagor herein is - - - - - to keep the building on said premises insured against loss by fire and windstorm in ~~xxxxxx~~ its full - - - - -

insurable value - - - - - Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee,

herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 8% per cent per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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, Williamston, S. C., its Successors - - ~~xxxx~~ and Assigns forever.

AND I do hereby bind myself and my - - - - - Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Southern Bank and Trust Company, Williamston, S. C., its Successors - - ~~xxxx~~ and Assigns from and against me and my Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.