

across said Highway, S. 54-20 W. 1275 feet along the Hart line to a stake; thence in a northerly direction through the land of the mortgagor a distance of approximately 1050 feet to a point on the northern line of the mortgagor's property, which point is 322 feet west of the southwestern corner of the 3.12 acre tract shown on said plat; thence along the northern line of the 109 acre tract, S. 75-10 E. 1200 feet, more or less, to the point of beginning; being a portion of the property conveyed to the mortgagor, Melvin L. Jarrard, by S. V. C. Fairchild by deed dated April 27, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 290, at Page 308.

ALSO: The 3.12 acre tract adjoining the above described property and shown on the aforementioned plat and having the following metes and bounds, to-wit;

BEGINNING at a mark in the center of Highway #276 in line of the aforementioned property and running thence with said line, N. 75-10 W. 755 feet to a stake; thence N. 30-20 E. 393 feet to a mark in the center of said highway; thence with the center of said highway, S. 46-40 E. 735 feet to the beginning corner; being the same conveyed to the mortgagor, Melvin L. Jarrard, by J. Harvey Cleveland by deed dated April 22, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 290, at Page 209.

Inasmuch as the mortgagors intend to subdivide the above described property, it is understood and agreed that as to that portion of the property lying within 500 feet of the right-of-way of U. S. Highway #276, the mortgagee will release any lot or parcel from the lien hereof upon payment to mortgagee of \$ 2,000.00 multiplied by the number of acres to be released, and as to that portion of the property lying more than 500 feet from said right-of-way, any lot or parcel will be released upon payment of \$1,000.00 multiplied by the number of acres to be released. For this purpose, the mortgagors shall receive credit for any advance payments for which no property was simultaneously released.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons, whomsoever lawfully claiming the same or any part thereof.

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