

Tract 2: All that certain piece, parcel or tract of land containing 19 acres fronting on Pumpkintown Road and described as follows:

BEGINNING at an iron pin on the northern side of Pumpkintown Road and running thence S. 86-1/2 E. 8.70 chains to a point; thence N. 23 E. 3.90 chains to a point; thence S. 67 E. 2.30 chains to a point; thence N. 23 E. 3.19 chains to a point; thence S. 67 E. 25 links to a point; thence N. 23 E. 3.45 chains along lot conveyed to D.P. Bates by A. J. Bishop; thence continuing with said lot line S. 67 E. 6.50 chains to a point on Cleveland Avenue; thence with said road N. 23 E. 3.17 chains to a point; thence N. 67 W. 2.28 chains to a point; thence N. 23 E. 1.50 chains to a point; thence N. 67 W. 4 chains to a point; thence S. 83 W. 21.20 chains to a point; thence along Beaverdam Creek, S. 22 E. 6.76 chains to a point; thence continuing along Beaverdam Creek, S. 10 E. 3.90 chains to an iron pin on the northern side of Pumpkintown Road, the point of beginning, less, however, the portion thereof conveyed to E. S. Guest by deed recorded in Deed Book 512 at Page 255, and the portion thereof conveyed to Martin F. and Wilma B. Baker by deed recorded in Deed Book 468 at Page 296.

M.S.B.

Tract 3: All that certain piece, parcel or tract of land containing 2 acres, more or less and described as follows:

BEGINNING at an iron pin on the western side of Cleveland Avenue and running thence N. 23 E. 24 links; thence N. 67 W. 6.70 chains to a point; thence S. 23 W. 2.50 chains to a point; thence S. 86-1/2 E. 6.96 chains with line of lot conveyed to D. P. Bates by I. S. Eppes to an iron pin, the point of beginning.

R.S.B.

ALSO, BEGINNING at a corner on Cleveland Avenue and Epps Street and running thence with Cleveland Avenue, N. 21-1/2 E. 3.39 chains to a corner on West Street; thence with West Street, N. 68-1/2 W. 3.53 chains to a corner on Epps Street; thence S. 21-1/2 W. 3.39 chains to a point; thence with Epps Street, S. 68-1/2 E. 3.53 chains to a corner on Cleveland Avenue, the point of beginning.

ALSO, BEGINNING at a stake on the western side of Main Street, Marietta, S. C., at the southeastern corner of said lot and running thence N. 19-1/2 E. 3.70 chains to a point; thence N. 70-1/2 W. 6.50 chains to a point; thence S. 19-1/2 W. 3.70 chains to a point; thence S. 70 and 1/2 E. 6.50 chains to a stake, the point of beginning, less, however, such portions thereof as may have been conveyed by deeds recorded in Deed Book 512, at Page 255, and Deed Book 386, at Page 153, in the RMC Office for Greenville County, S. C.

In the event of default on this mortgage and the note it secures, the holder agrees to proceed first against the described real estate now and previously mortgaged to the holder by Paul G. Bates and Marie S. Bates.

TOGETHER with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 successors and assigns, forever.

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are 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 Mortgagors further covenant to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagors and all persons whosoever lawfully claiming the same or any part thereof.