

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, on the western side of State Road No. 414, being adjoined by the said State Road No. 414 on the East, the right of way of the G & N Railroad on the South, property of Brown on the West and other property of McCauley on the north, having according to a survey made by W. P. Morrow, 1957, the following metes and bounds, courses and distances, to-wit:

Beginning at a point on the western side of State Road No. 414 at the intersection of the right of way of the G & N Railroad and running with said right of way N. 65-20 W. 956 feet to a point; thence continuing with said right of way N. 72-45 W. 500 feet to a point; thence continuing with said right of way N. 69-10 W. 400 feet to an iron pin; thence N. 5-00 E. 347 feet to a stone on the line of other property of the grantee; thence following the property line of other property of the grantee N. 83-00 E. 1027 feet to a stone; thence continuing with property line of other property of the grantee S. 40-00 E. 1138 feet to a stake; thence S. 5-50 W. 252 feet to the point of beginning, containing 21.50 acres, more or less.

Property may be released from this mortgage pursuant to the terms of an Agreement entered into between the Mortgagor and the Mortgagee herein.

This is a purchase money mortgage given to secure a portion of the purchase price of the above described property.



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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof 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(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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