

ALSO: All that certain piece, parcel or tract of land in Chick Springs Township, Greenville County, State of South Carolina being located approximately six (6) miles in an easterly direction from the City Limits of Greenville on a county road running from Batesville to Brushy Creek Church, said property being known and designated as the property of J. E. Lipscomb, Jr., and containing 99.05 acres, as shown and designated on a plat of said property made by C. O. Riddle, Surveyor, dated June, 1955, revised March 12, 1956 and recorded in the RMC Office for Greenville County in Plat Book "BB" at Page 123, and according to said plat, having the following metes and bounds and courses and distances, to-wit:

BEGINNING at a point in the center of said county road, which is indicated by an iron pin 23 feet in a southwesterly direction from the center of said road and on the edge of said road, and running from the center line of said road S 37-00 W 2,392 feet along the line of the property of Ansel Alewine, et al, to an iron pin at the joint corner of the said Alewine property and the property of Lula Ross James; running thence along the line of property of Lula Ross James and J. C. Hood S 36-51 E 1,472 feet to an old iron pin; thence along the property of Tweetie Greer S 37-34 E 315.9 feet to a stone; thence continuing along the line of the property of Tweetie Greer N 81-10 E 745 feet to the center line of a branch which is indicated by an iron pin offset 10 feet from said branch; thence following said branch as the line, same being indicated by a traverse line N 9-05 W 259.3 feet; thence still following said traverse line N 30-15 W 144.8 feet; thence still following said traverse line N 63-30 W 82.5 feet; thence still following said traverse line N 3-10 W 207.1 feet to an iron pin offset 10.4 feet from the center of said branch; thence along a direct line from the center of said branch N 55-23 E 482 feet to an iron pin at the edge of the Glover Hart property; thence N 23-10 E 201 feet to an iron pin; thence N 32-40 E 455.4 feet to an old iron pin; thence following the line of the W. E. James property N 49-17 W 863.2 feet to an old iron pin; thence N 49-40 E 1,060 feet to an old iron pin on the edge of said county road; thence N 25-45 W 30 feet to the center line of said road; thence along the center line of said county road N 74-00 W 500 feet to a point in the center of said road; thence N 70-00 W 100 feet to a point in the center of said road; thence N 63-45 W 182.7 feet to a point to the center of said road; thence N 53-14 W 374.6 feet to a point in the center of said road, the beginning corner, LESS HOWEVER, 1.89 acres on the north-eastern corner of the above tract heretofore conveyed by J. E. Lipscomb, Jr. by deed recorded in Deed Book 551, at Page 188, as shown on the aforementioned plat.

The mortgagee herein does hereby agree to release from the lien of this mortgage any lot in the subdivision upon the payment to the mortgagee of the sum of \$3,500.00.

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, Greenville, S. C., its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor, agree to insure the house and buildings on said land for not less than N/A 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, and that in the event 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of his mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor, do and shall well and truly, 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.