

BEGINNING at an iron pin at the joint front corner of Tract No. 2 and other property of Robert B. Smith, which iron pin is approximately 635 feet from the intersection of Ridge Road and Ridgewood Drive, and running thence along the joint line of other property of Robert B. Smith, N. 30-53 W. 380.5 feet to an iron pin, joint corner of other property of Robert B. Smith; thence turning and running along line of Tract No. 2, S. 59-07 W. 236 feet, more or less, to a stake in the line of property now or formerly belonging to Susie P. Cureton; thence turning and running along the line of property now or formerly of Susie P. Cureton and property now or formerly belonging to Theodore Tolbert, S. 2-06 E. 197.46 feet to a point in the joint line of Lot 23 and Tract No. 1; thence turning and running along the joint line of Tract No. 1, N. 59-07 E. 210 feet to a point; thence turning and running along the joint line of Tract No. 1, S. 2-06 E. 236.67 feet to a point at the joint front corner of Tract No. 1 and Tract No. 2; thence turning and running along Ridgewood Drive, N. 59-07 E. 235 feet to an iron pin, the beginning corner, and containing 2.0 acres, more or less.

Being the same property conveyed to mortgagor by Robert B. Smith by deed dated January 17, 1974, recorded in the office of the R.M.C. for Greenville County in Deed Book 993, page 400.

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 A. F. Burgess, his

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than One Thousand (\$1,000.00) 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 I 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 this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor 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.