

This is the same property conveyed to the Mortgagor by deed of First Federal Savings & Loan Association of Greenville, S.C. dated and Recorded October 21, 1976, in the R.M.C. Office for Greenville County, South Carolina.

ALL those two certain lots of land situate in Fork Township, in the County of Anderson, State of South Carolina, being shown as Lots Nos. Three (3) and Four (4) on a certain plat made by Norman E. Shuler, Reg. L. S., of record in the Office of the Clerk of Court for the County of Anderson in Plat Book 60, at page 64-A, and, as shown thereon, said lots having a combined frontage of One Hundred Sixty (160) feet on the Southern side of a proposed road, being bounded on the Northwest by said road, on the North-east by Lot No. Five (5) on said plat, on the Southeast by the Hartwell Re-ervoir Project, and on the Southwest by Lot No. Two (2) on said plat, and being a portion of the property conveyed unto Jack S. Gerrard by Georgia Power Company, by deed dated January 19, 1961, of record in the Office of the Clerk of Court for the County of Anderson, in Deed Book Y-12 at page 494; and,

ALSO, a strip of land immediately Northwest of the lots herein conveyed, being the Southermost Twenty (20) feet of the proposed road as shown on said plat, it being the Grantors' intention herein to extend the depth lines of said lots to a distance of One Hundred Twenty (120) feet by convey- ing this Twenty (20) foot strip of the road. The road has been moved back from where it is shown on the plat, and this additional Twenty (20) feet will provide frontage on the new road as laid out, this being a portion of the property conveyed unto Louise R. Gerrard by Jack S. Gerrard, by deed dated December 27, 1963, of record in the Office of the Clerk of Court for the County of Anderson, in Deed Book T-13 at Page 581.

For deed into the Mortgagor, see deed from Louise R. Gerrard dated November 4, 1965, recorded November 4, 1965 in the Office of the Clerk of Court for Anderson County in Deed Book 14-L at page 60.

LESS, however, .01 acre, previously conveyed to the United States of America, by deed recorded in the Office of the Anderson County Clerk of Court in deed book 17-T at page 678.

TOGETHER with all and singular the Rights, Members, Hereditaments and Ap- purtenances 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 Ad- ministrators 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 whom- soever 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 \_\_\_\_\_ 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 con- tinuation 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 mort- gage. 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.

R. S. O. O.

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