

BEGINNING on a stone, the southwestern corner of the tract and corner with Buford Bruce and A. B. Stokes, and runs thence N. 19-20 W., 488 feet to an iron pin; thence N. 20-00 W., 1096 feet crossing stone corner to a point in the center of Beaverdam Creek (buggy axle on north side of creek); thence along and with the meanders of said creek as the line as follows: N. 58-45 E., 530 feet, N. 85-35 E., 219 feet and N. 48-50 E., 103 feet to a point (iron pin by tree on bank of creek); thence S. 24-10 E., 424.5 feet to a stone; thence S. 49-15 E., 1184 feet crossing an iron pin to a nail in the center of the Fitts Road; thence along and with the center of said road as follows: N. 49-50 E., 62 feet, N. 17-35 E., 126 feet, N. 69-41 E., 257 feet and S. 55-20 E., 85 feet to a nail (iron pin on south bank of road at 27.5 feet); thence S. 25-00 W., 426 feet; thence S. 48-26 E., 369.4 feet to an axle; thence S. 22-05 W., 378.7 feet to an iron pin on the north side of a 50 foot road which leads off the Mt. Lebanon Road; thence with said 50-foot road, S. 85-40 E., 396.4 feet to a point in the middle of Mt. Lebanon Road (iron pin back on bank); thence with said road, S. 21-00 W., 41 feet to a point; thence N. 85-40 W. crossing an iron pin on bank of said road 397 feet to a stone; thence N. 85-08 W., 646.4 feet to a stone and pipe; thence with Buford Bruce's line, N. 85-50 W., 981 feet to the beginning corner, containing 58.36 acres, more or less.

ALSO ALL that parcel or tract of land in Oneal Township, Greenville County, South Carolina, located about five miles north of the City of Greer and on east side of State Highway No. 14, near the old Berry's Mill, and having the following courses and distances:

BEGINNING on an iron pin (old corner), corner of lands reserved by grantor and by Cleo Owings and runs thence S. 67-15 W., 488 feet to an iron pin on the right of way of State Highway No. 14; thence along and with the right of way of said Highway, S. 25-47 E., 100 feet and S. 28-39 E., 150 feet to an iron pin; thence N. 67 E., 447 feet to an iron pin; thence N. 18 W., 250 feet to the beginning point, containing 2.60 acres, more or less.

ALSO ALL that lot or parcel of land on the Easterly side of S. C. Highway 14 and westerly side of Mt. Lebanon Road, in Greenville County, South Carolina, containing approximately thirty (30) acres, and being shown on land survey for Nora V. (sic) Bruce, prepared by J. Q. Bruce, June 18, 1965 and described as follows:

BEGINNING at an iron pin on the easterly side of S. C. Highway 14 and running thence N. 46-40 E., 147 feet to a point; thence turning and running S. 39-42 E. 341.7 feet to a point; thence turning and running, S. 86-50 E., 964 feet, more or less, to a point on the westerly side of Mt. Lebanon Road; thence turning and running along Mt. Lebanon Road, N. 13-05 E., 1251.4 feet, more or less, to a point; thence turning and running, N. 87-02 W. 943.6 feet, more or less, to a point; thence turning and running, S. 12-42 E. 504.9 feet to a point; thence turning and running, S. 73-40 W., 829 feet; thence continuing S. 70-0 W., 160.9 feet to a point on the easterly side of S. C. Highway 14; thence continuing along S. C. Highway 14, S. 36-30 E. 340.1 feet to the point of beginning. (continued on page four)

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 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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