

A portion of the above described property along the Southwestern edge of Reid School Road, including a 50 foot triangular site area at the intersection of Reid School Road and U.S. Highway 29, was acquired by the South Carolina State Highway Department by condemnation on December 21, 1960, Docket No. 23469, by instrument dated June 24, 1970; Taylors Fire & Sewer District acquired a 25 foot right-of-way across the property near or adjacent to the Southwestern edge of Reid School Road, by instrument dated November 6, 1972; The South Carolina Highway Department obtained a right-of-way easement for approximately 2,000 square feet of land within the right-of-way for U.S. Highway No. 29 by instrument dated January 31, 1973; Duke Power obtained an easement for installation of a pole line to be constructed parallel to Reid School Road and within the above mentioned sewer line right-of-way, or between said Road and said right-of-way.

This is a major portion of the property conveyed to the Mortgagor herein by Harry R. Stephenson and William K. Stephenson by Deed dated September 13, 1973, recorded September 19, 1973, in the R.M.C. Office for Greenville County in Deed Book 984 at Page 380.

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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