

BEGINNING at an iron pin on the Eastern edge of the right of way for Haywood Road, which iron pin is located 725 feet, more or less, in a Northeasterly direction from Transit Drive at the joint corner of the premises herein described and property now or formerly of Jennings Cook, and running thence with the edge of the right of way for Haywood Road N. 14-29 E. 224.5 feet to an iron pin; thence continuing with the edge of the right of way for Haywood Road N. 15-15 E. 175.5 feet to an iron pin; thence S. 74-45 E. 269.5 feet to an iron pin; thence continuing S. 74-45 E. 25 feet, more or less, to a point in the center of a branch; thence with said branch as the line in a Southwesterly direction and then in a Southeasterly direction to a point (having a traverse line as follows: beginning at the last iron pin referred to above and running thence S. 19-14 W. 117.40 feet to an iron pin, thence S. 17-55 E. 329.50 feet to an iron pin); thence with line of the property now or formerly of Jennings Cook N. 75-41 W. 8 feet, more or less, to an iron pin; thence continuing with the line of the said Jennings Cook property N. 75-41 W. 438.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Patricia P. Wray dated August 23, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1109, at Page 989.

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 CITIZENS AND SOUTHERN NATIONAL BANK
its , successors ~~and~~ and Assigns forever.

AND the said C.B. POOLE, INC.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said THE CITIZENS AND SOUTHERN NATIONAL BANK, its successors ~~and~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than \$450,000.00

Dollars in such Company as shall be approved by the Mortgagee its executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee its executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee its executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

0.13.87

4328 RV-2