

ALSO, All that certain piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, known as a part of the land conveyed to H. D. Burns and C. N. Garland by deed from H. C. Gudger surrounded by land of Burns and Garland and Saluda River, and having the following courses and distances to-wit;

Beginning at fork of road; thence running S. 79 W. with Freeman Bridge Road, 3.70 chains to an iron pin; thence S. 19 W. 18.70 to Sycamore tree on the east bank of South Saluda River x3; thence down said river 6.90 to mouth of Stroud Creek; thence with the meanders of said creek 36.97 chains to an iron pin on said creek at the road; thence N. 33 W. 8.60 to a pine tree, x3; thence N. 12 1/2 W. 15.20 to a stone on branch; thence down the meanders of branch 16.47 chains to an iron pin on branch; thence S. 23 E. 4.33 to an iron pin near a settlement road; thence S. 31 E. along road 8.50 to a bend in road; thence S. 16 E. 2.45 to iron pin, the beginning corner and containing 57 acres, more or less, being the same property conveyed to the mortgagor herein by deed of Clessie Turner dated September 9, 1948 and recorded in the R. M. C. Office for Greenville County in Deed Book 358, at page 462.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

H. D. Burns, his

Heirs and Assigns forever.

And I do hereby bind myself and 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 Thirty-eight Hundred and no/100 Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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.