

Excepting, however, from the above property in Greve Township as follows

ALL that piece, parcel or tract of land in Grove Township, Greenville County, State of South Carolina, containing 1.15 acres, more or less:

BEGINNING at an iron pin in Public Road, Burdett's corner; thence with Burdett's line N. 23 1/2 W. 504 feet to iron pin, edge of road; thence along edge of road as follows: S. 68 1/2 E. 114 feet bend; thence S. 33 1/2 E. 222 feet bend; thence S. 49 E. 145 feet bend; thence S. 39 3/4 W. 206 feet to beginning. Being the same land conveyed to M. S. Burdett by H. W. Wood by deed dated Jan. 5, 1931, recorded in Deed Book 172, page 263, RMC Office for Greenville County.

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

Sitton-Mauldin Buick Company, Inc, its successors

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, its successors ~~XXXXXX~~ 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 Fifty-Five 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.