

ALSO: ALL that piece, parcel or lot of land in Austin Township, Greenville County, South Carolina, as shown by plat of property of A. S. Hall, containing 11.80 acres, made by C. O. Riddle, dated May 1954, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Old Road adjoining property of Paul Costner and running thence S. 52-00 E. 671 feet to an iron pin; thence S. 38-26 E. 51.7 feet to an iron pin; thence N. 22-34 E. 47.4 feet to iron pin; thence along the line of property of Scroggs N. 75-34 E. 405.2 feet to an iron pin; thence N. 66-39 E. 76.2 feet to iron pin; thence with property of Ward, N. 14-35 E. 19.5 feet; thence still with Ward property, N. 14-35 E. 321.2 feet to iron pin; thence with line of property of Sam Gaines, N. 14-35 E. 437.5 feet to an iron pin; thence S. 14-30 W. 150 feet to an iron pin; thence S. 46-40 W. 147 feet to iron pin; thence S. 88-05 W. 118.6 feet to iron pin; thence N. 76-40 W. 189 feet to iron pin; thence S. 74-50 W. 130 feet to iron pin; thence S. 39-50 W. 49.8 feet to iron pin; thence S. 65-30 W. 138.7 feet to iron pin; thence S. 86-00 W. 190 feet to iron pin; thence S. 69-05 W. 159 feet to iron pin; thence S. 48-40 W. 116 feet to an iron pin; thence S. 80 W. 62.5 feet to an iron pin at point of beginning. This being the same parcel of land conveyed to the mortgagor by deed of A. S. Hall dated September 4, 1954 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 508 at page 18.

LESS, HOWEVER, that parcel of land conveyed by the mortgagor herein to Samuel B. Gaines on March 27, 1957 by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 575 at page 252, and also that parcel of land conveyed by the mortgagor herein to Paul Costner by deed dated May 1, 1956 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 553 at page 79.

It is understood that if the above loan is repaid within one year of the date of this obligation there shall be a two per-cent penalty assessed against the maker or mortgagor of all sums so paid in excess of double the required payment up to the time of the prepayment. The loan may be prepaid without penalty at any principal due date after one year.

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

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, its successors ~~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 _____ Dollars, 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, 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.