

(2) ALL that certain lot of land with improvements thereon, situate in the town of Mauldin, County of Greenville, State of South Carolina, being known and designated as the northwestern portion of Lot No. 5 in accordance with Plat made by C. O. Riddle, dated August 15, 1958, with revisions on November 4, 1963, and being more fully described in accordance to said plat, to-wit:

BEGINNING at an iron pin on the southern side of a county road, 275.9 feet from the intersection of said county road and East Butler Avenue and running thence along said county road, S. 39-28 E., 21.5 feet to an iron pin; thence S. 32-33 E. 28.5 feet to an iron pin; thence S. 50-29 W. 158.8 feet to an iron pin; thence N. 39-28 W., 50 feet to an iron pin; thence N. 50-32 E., 161.9 feet to an iron pin; being the point of beginning.

ALSO that certain roughly triangular lot of land more fully described on the deed from J. B. Conyers to Wilburn and Pauline Dutton dated May 9, 1964 and recorded in said R. M. C. Office for Greenville County in Deed Book 749 at page 369, reference to which deed is craved for a fuller description.

LESS HOWEVER, that triangular parcel of land conveyed by Wilburn and Pauline Dutton to J. B. Conyers by deed dated May 9, 1964 recorded in said R. M. C. Office for Greenville County in Deed Book 749 at page 370, reference to which is craved for a fuller description.

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

FARMERS BANK OF SIMPSONVILLE, S.C., its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind its successors ~~HEIR~~ 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 us our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, 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 we 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 we the said mortgagors, 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.