

Beginning at an iron pin on the northeast side of the Old Piedmont Highway at the joint front corner of property now or formerly owned by Haskel H. and Carobell C. Martin and running thence with the line of said Martin property N. 76-45 E. 510 feet to an iron pin; thence S. 89-16 E. 299.2 feet to an iron pin; thence S. 19-14 W. 124.65 feet to an iron pin; thence S. 89-16 E. 72.7 feet to an iron pin on the northwestern side of the right of way for U. S. Highway 29 and I-185; thence along said right of way S. 37-48 W. 168.6 feet to an iron pin; thence S. 44-55 W. 169.1 feet to an iron pin; thence leaving said right of way and running S. 81-00 W. 5 feet to an iron pin; thence S. 15-22 E. 3 feet to an iron pin on the northeast side of the highway right of way; thence with said right of way S. 54-27 W. 176.6 feet to an iron pin; thence S. 58-40 W. 129.6 feet to an iron pin; thence leaving the right of way and running with the line of property now or formerly owned by the Annie Pearl Brown estate S. 81-30 W. 57.4 feet to an iron pin on the northeast side of the Old Piedmont Highway; thence along said highway N. 32-22 W. 122 feet to an iron pin; thence continuing along said highway N. 33-37 W. 405.5 feet to an iron pin at the point of beginning.

BOOK 1033 PAGE 62A

Being the same property conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith, the same not yet recorded.

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
 _____ Page
 for Greenville County, in Book _____

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 Dean William Toone, his

Heirs and Assigns forever.

And I do hereby bind myself, 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 Fourteen Thousand 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, 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.