

TRACT B:

All that piece, parcel or lot of land in the County of Greenville, South Carolina, and being more fully described according to a plat made by W. J. Riddle, July 7, 1937, having the following metes and bounds:

Beginning at a stake at the intersection of the Earle property and Grove Creek and running thence S. 84-30 E. 1185 feet to a stake; thence S. 24-30 E. 1324.6 feet to a stake in road; thence with road N. 86-30 E. 545 feet to a stake; thence N. 13-30 W. 759 feet to an iron pin; thence S. 73-45 W. 286 feet to an iron pin; thence N. 13-53 W. 1247 feet to a poplar stump; thence N. 38-06 W. 523 feet to a holly on bank of creek; thence with creek S. 56-40 W. 290 feet; thence S. 44-10 W. 806 feet down the creek to a point in the fork of two creeks; thence continuing with the creek S. 27-40 W. 237 feet; thence S. 53 W. 346 feet down the creek to the point of beginning; containing 44.50 acres, more or less.

LESS HOWEVER :

That parcel containing 0.98 acres, more or less, being the same conveyed by me to Marion B. and Virginia S. Uldrick by deed recorded in the R. M. C. Office for Greenville County in Deed Book 476, at page 421.

The above described land is identically the same conveyed to me by Earle Harold Kern, by deed of even date ~~with the~~ herewith. ~~to the office of the Register of Deeds 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 Earle Harold Kern, His

Heirs and Assigns forever.

And I do hereby bind 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 Twenty Thousand and  $\frac{np}{100}$  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.