

Pelzer Manufacturing Company, and having the following metes and bounds, to-wit: BEGINNING on a stone 3xm, on side of New Cut Road at intersection of Wilson Bridge Road, and running thence South 55 1/2 degrees West 5.50 to a stone on Wilson Bridge Road, said corner being also a corner of Pelzer Manufacturing Company; thence South 53 1/2 degrees East 3.63 to a stone 3xm; thence North 55 1/2 degrees East 7.35 to a stone in New Cut Road; thence down New Cut Road North 75 1/2 degrees West 4.70 to the beginning corner. And being the same lot of land conveyed unto mortgagors herein by deed of Annie R. Bradley, W. H. Rogers and Ethel Brown Rogers, of even date herewith, to be recorded.

2. All that certain lot or parcel of land with the improvements thereon at Pelzer, Williamston Township, Anderson County, State of South Carolina, and in School District Number One, particularly shown and designated as Lot Number Four Hundred, Eightythree (483) upon a village subdivision plat of Pelzer Mills Property, made by Southern Mapping and Engineering Company, dated May 8, 1953, identified as "P.V.C.P. 46" and recorded in the Office of the Clerk of Court for Anderson County, S. C., in Plat Book 27 at page 68 and having the metes and bounds, courses and distances as shown upon said plat. The house upon said lot is now known as #2 Blakely Street and the lot, according to said plat, borders upon the Southerly side of said Street for a distance of eighty-four (84) feet. This is the same lot of land conveyed unto John A. Phibbs and Sara R. Phibbs by deed of Earl F. Byers and Lila H. Byers, dated June 20, 1955, duly recorded in said Clerk's Office in Deed Book 10-B at page 129.

AND IT IS AGREED, That the mortgagors herein are----- to keep the building on said premises insured against loss by fire and windstorm in the sum of Seventy-six Hundred and No/100 (\$7,600.00)----- Dollars in such reputable com-

pany as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee.

herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagee's expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 7% per annum. And if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Southern Bank and Trust Company, Williamston, S. C., its Successors----- and Assigns forever

AND we do hereby bind ourselves and our----- Heirs,

Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Southern Bank and Trust Company, Williamston, S. C., its Successors-----

and Assigns from and against us and our Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.