

ALSO:

ALL that certain piece, parcel or lot of land lying and being at the westerly corner of Reid School Road and U. S. Highway No. 29, near the Town of Taylors, Greenville County, S.C., and being described from a plat of the property of H. R. Stephenson made by Dalton & Neves, dated February, 1956, the following metes and bounds, to-wit:

BOOK 1394 PAGE 435

BEGINNING at an iron pin in Reid School Road near its intersection with the northwesterly edge of the right of way of U. S. Highway No. 29, and running thence S. 25-17 E. 10 feet to a point on the edge of said right-of-way; thence turning and following the edge of right-of-way of U. S. Highway No. 29 the following courses and distances: S. 53-15 W. 258 feet more or less, N. 36-45 W. 25 feet, S. 53-15 W. 498 feet more or less, S. 36-45 E. 25 feet, S. 53-15 W. 425 feet more or less; thence turning and leaving said right-of-way S. 78-00 W. 380 feet more or less to an old iron pin, corner of property now or formerly belonging to Hudson; thence turning and following the line of the Hudson property the following courses and distances: N. 23-02 E. 111.7 feet to an old iron pin, N. 76-39 E. 127 feet to an old iron pin, N. 40-13 E. 180 feet to an old iron pin, N. 26-43 W. 296.3 feet to an old iron pin on Mountain Creek; thence turning and running with Mountain Creek as the line N. 55-39 E. 861 feet to an iron pin on the northeasterly side of Reid School Road; thence turning and running on a line crossing Reid School Road, S. 39-30 E. 165 feet to an iron pin near the southwesterly edge of the right-of-way of said Road; thence turning and running on a line into Reid School Road S. 75-00 E. 356.4 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed recorded in Deed Book 984 at page 380 from Harry R. Stephenson and William K. Stephenson, dated September 13, 1973, *revised Sept. 19, 1973.*

A portion of the above-described property along the southwesterly edge of Reid School Road including a 50 foot triangular site area at the intersection of Reid School Road and U.S. Highway No. 29 was acquired by the South Carolina State Highway Department by condemnation on December 21, 1960, Docket No. 23469; by instrument dated June 24, 1970, the Taylors Fire & Sewer District acquired a 25 foot right-of-way across the property near or adjacent to the southwesterly edge of Reid School Road; by instrument dated November 6, 1972, the South Carolina Highway Department obtained a right of way easement for approximately 2000 sq. ft. of land within the right of way for U.S. Highway No. 29; by instrument (see attached sheet)

The above described land is the same conveyed to by on the day of 19 , deed recorded in the office of The 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 First Citizens Bank & Trust Company, its successors

~~HEIR~~ 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 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 his 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, 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.

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