

property of T. Barto Black, as shown on said plat, with the centerline of the old Highway No. 29, and running thence along the center line of said Highway North 89-10 West Four Hundred Seven and 5/10 feet to a stake; thence continuing along the center line of said Highway South 85-19 West Two Hundred feet to a stake; thence continuing along the center line of said Highway South 77-18 West Two Hundred Sixty feet to a stake in the center of a certain road shown on said plat; thence along the center line of said road South 9-37 East One Hundred Fifty-five feet, more or less, to the center of the right of way of the Southern Railway; thence along the center line of said Southern Railway right of way North 72-30 East Two Hundred Fifty-one feet to a stake; thence continuing along the center line of said Southern Railway right of way North 79-20 East Two Hundred feet to a stake; thence continuing along the center line of said Southern Railway right of way North 85-23 East Two Hundred Twenty-eight feet to a stake; thence continuing along the center line of said Southern Railway right of way North 87-30 East One Hundred Sixty-three and 5/10 feet to the said Black property; thence North 5-25 East Ninety-three and 6/10 feet, more or less, to the place of beginning.

The two tracts above described contain in the aggregate 14.70 acres.

The property above described is subject to such easements and rights of way as have been heretofore granted to the Southern Railway Company and Atlanta and Richmond Air Line Railway Company and subject to any rights and easements heretofore granted to the American Telephone and Telegraph Company.

Also, all the remainder of that certain strip of land known as Watson's Road and extending from the old National Highway No. 29 South to the Southern Railway, not included in the above tract of land, having a width of 40 feet.

The above described land is the same conveyed to me by R.F. Watson on the 2nd day of June 1949, deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 383 Page 305

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

Mrs. Elizabeth B. Ricketts and her

Heirs 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, and her Heirs and Assigns, from and against myself and 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 during the continuation of this mortgage, and make less 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 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.