

in a southerly direction from the Mauldin-Conestee Road; thence with the said county road N. 2-34 W. 125 feet to an iron pin at the southern edge of the Mauldin-Conestee Road; thence with that road N. 76-40 W. 100 feet to the beginning corner and being the same lot conveyed by Joe B. Greene to N. R. Greene by deed dated February 27, 1954, recorded in Deed Book 496, Page 89, and by the said N. R. Greene conveyed to the mortgagor hereof by deed of even date and this obligation is made to secure funds with which to pay a balance due on the purchase price.

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 Farmers Bank of Simpsonville 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 Farmers Bank of Simpsonville, its successors and Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Fifteen Hundred (\$1500.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.