

All that certain piece, parcel or tract of land, situate, lying and being in Saluda Township, Greenville County, State of South Carolina on the east side of North Fork of Saluda River and having the following metes and bounds, to-wit: Beginning at a stake on the east side of said river where Hyde Creek empties into said river; and running thence up the meanderings of said Hyde Creek S. 68 E. 6.50 chs. to the mouth of the Spring branch; thence with the meanderings of said branch S. 10 W. 22.50 chs. to S. G. 3XN at spring thence S. 41 E. 35.50 chs. to chestnut Oak 3XN; thence S. 44 E. 37.50 chs. to stone 3X; thence S. 85 W. 57 1/2 chs. passing B. O. 3X(no found), to stone in chestnut stump; thence N. (59) 55 1/2 W. in a straight line to north fork of Saluda River; thence up the meanderings of said river to the beginning corner and said to contain 375 acres, more or less, and designated as Tract No. 4 on plat made by A. L. Hardin on August 20, 1908, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book A, Pages 372 and 373, and being the same tract of land conveyed by D. W. Hodges to Emma Humphreys, deceased, during her lifetime and at her death to J. F. Hodges and C. A. Hodges, W. M. Hodges, M. K. Hodges and Oscar Hodges, said deed being dated December 18, 1909 and recorded in the R. M. C. Office for Greenville County in Deed Book VOL. 26, Page 417."

Save and excepting a portion of Tract No. 4 above conveyed by C. A. Hodges and Oscar Hodges to Jesse Young by deed dated January 17, 1923 recorded in the R. M. C. Office for Greenville County in Deed Book 97, Page 322 and described as follows:

"All that certain tract of land, east side of North Saluda River in Saluda Township, Greenville County, State of South Carolina and having the following metes and bounds, to-wit:

Beginning at a sycamore tree on the east side of Saluda River and running thence S. 46 E. 19.56 to a sweet gum on branch; thence down said branch as a line N. 10 E. 22.50 chs. to creek; thence with the creek as a line N. 68 W. 7.12 to north Saluda River; thence down said river as a line 15.38 chs. to the beginning corner and containing 22 1/4 acres."

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

Eunice A. Baswell, her

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her 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 Forty-Five Hundred and No/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.