

TRACT II

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward 1, City of Greenville, on the northwest corner of North Main Street and West Park Avenue (formerly Carrier Street) containing $\frac{44}{100}$ of an acre, more or less, and having the following metes and bounds:

BEGINNING at an iron pin at the corner of North Main Street and Park Avenue; thence with North Main Street N. $19\frac{3}{4}$ E. 85 feet to an iron pin; thence N. $76\frac{1}{2}$ W. 231 feet to an iron pin on a 20-foot alley; thence with alley S. $13\frac{1}{2}$ W. 85 feet to an iron pin on Park Avenue; thence with Park Avenue, S. $76\frac{1}{2}$ E. 222 feet to the beginning corner.

This is the same property that was conveyed to Ellen B. Estes by deed of J. Thomas Arnold and C. Brewster Chapman by deed recorded in the R. M. C. Office for Greenville County in Deed Book 18 at page 51. Thereafter the said property was conveyed by Julian H. Baumann, as Executor of the will of Ellen B. Estes, to W. O. Estes by deed recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 176, at page 227, and subsequently the said W. O. Estes died and thereafter the life estate was conveyed by Julian H. Baumann, individually and as Executor of the will of W. O. Estes, Ann Baumann and Raymon Baumann, to Annie L. Baumann, by deed dated March 26, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Book 196, page 22, and conveyed to Melba J. Henley and E. H. Henley by Annie L. Baumann, Ann L. Baumann, Julian H. Baumann and Raymon Baumann by deed dated August 25, 1943 and recorded in Deed Book Volume 256 at Page 201.

The Mortgagee agrees that when the balance due on this debt has been reduced to Thirty Five Thousand (\$35,000.00) Dollars it will release Tract II described above from this mortgage and will release Melba J. Henley from any further liability on this mortgage and the note which it secures.

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 THE PEOPLES NATIONAL BANK OF GREENVILLE / ~~Heirs~~ ^{its Successors} and Assigns forever. And we do hereby bind ourselves, our

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said THE PEOPLES NATIONAL BANK OF GREENVILLE, its successors,

~~Heirs~~ and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.