

7 1/2 E. 2:75 feet to beginning. EXCLUDED HOWEVER from this course and distance description is a lot conveyed by Florence B. Cox, Mae Cox and Nancy Ann Cox to Jas. William Cox by deed dated Sept. 13, 1951, recorded in Deed Book 441, Page 482. The excluded lot described by courses and distances begins at a point on the south edge of Trade Street at joint corner of lot of Pope Cox and runs thence along the line of Pope Cox S 2 1/4 E. 68 feet to iron pin; thence it leaves his property and runs N. 70 1/2 E. 86 feet to iron pin; thence N. 19 1/2 W. 66 feet to iron pin on edge of Trade Street; thence along Trade Street S. 70 1/2 W. 66 feet to beginning corner.

This is the same property this day conveyed to the mortgagor by Nancy Ann Cox Barnett and this obligation is made to secure funds to help pay the purchase price and is executed concurrent with the execution and delivery of the deed.

The Barnett deed conveys a one-fourth undivided interest and it is intended that this mortgage shall cover all interests in the property, the said Florence B. Cox being already the owner of a three-fourths undivided interest at the time of the execution of the deed unto her by Nancy Ann Cox Barnett conveying a one-fourth interest.

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, its successors and 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

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 Forty Two Hundred (\$4200.00) 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.