

center of road; thence along center of road S. 38-31 E. 409.6 ft. to the beginning, and being all of that portion of a Cooper farm which lies on the northeast side of the mentioned County Road. The lands here being conveyed consist of 69.09 acres, more or less, with reference being here made to the deed from Letha Pollard Boling and others unto Roy R. Cooper and to the deed from Roy R. Cooper unto J. Robert Ray for a more definite and particular description, with it being the intent and purpose of this instrument to cover and include all of the lands conveyed to Roy R. Cooper by Letha Pollard Boling and others by the deed recorded in Book 242, page 203 in the Office of the RMC for Greenville, S. C., except for 3.78 Acres, this parcel being specifically excluded by courses and distances and which has been or will be conveyed to J. Robert Ray.

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 successors of Simpsonville, its 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 succes-

sors 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 agrees to insure the house and buildings on said lot in a sum not less than Four Thousand (\$4000.00) 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.