

8 links; thence S 85 W 20 chains 45 links; thence S 10 E 10 chains 85 links to the point of beginning, and being the same conveyed to J. B. Trammell by Jeremiah Trammell by deed dated January 25, 1864, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book AA, Page 735.

3. ALL that certain piece, parcel, or tract of land situate, lying and being in Greenville County in Saluda Township and in the State aforesaid on a small branch, waters of Mush Creek, South Tyger River, and has the following metes and bounds:

BEGINNING at a stone 3x old mark and running thence N 19-1/2 W 4.80 chain to a holly 3x0.M.; thence N 33-3/4 W 5.10 chains to stone 3x0.M.; thence N 29-3/4 W 5.80 chains to a stone 30X0.M.; thence N 9-1/4 W 3.47 chains to a stone new mark; thence S 59 W 5.63 chains to a stone 3xN.M.; thence S 34 E 4.37 chains to a stone 3xN.M.; thence S 18 E 11.34 chains to a stone 3x by a sweet gum N.M.; thence S 87 E 6.40 chains to the beginning corner containing 8-1/4 acres more or less, bounded by J. D. Bridges and J. Trammell and being the same conveyed to J. Henry Trammell by J. D. Bridges by deed dated July 12, 1906, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book TTT, Page 95. This tract was subsequently conveyed by J. H. Trammell to Oscar L. Ayers and by Oscar L. Ayers to the present grantor. The deeds therefor containing certain inaccuracies, which have been corrected by correction deed from Oscar L. Ayers to W. W. Epps, dated July 27, 1955, recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.

The above tracts are the same conveyed to the mortgagee by deed of Oscar L. Ayers, dated May 10, 1948, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book 346, Page 161. The present mortgagee conveyed 2.65 acres therefrom to Iola E. Simmons by deed dated December 26, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book 471, Page 467, and the said Iola E. Simmons has reconveyed said 2.65 acre tract to the present mortgagee by deed dated this same day and recorded concurrently herewith.

This is a purchase money mortgage, given to secure the balance remaining due on the purchase price, and the above tracts are the same conveyed by the mortgagee to the mortgagor by deed of the same date, to be recorded concurrently herewith. This mortgage is junior in rank to the mortgage executed by W. W. Epps to Eunice A. Baswell, dated April 22, 1955, recorded in the RMC Office in Mortgage Book 625, Page 149.

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

W. W. Epps, his

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, his 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 _____ 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.