

ALL that certain piece, parcel or lot of land, with all improvements thereon, situated, lying and being in the State and County aforesaid Chick Springs Township, about three miles West from Greer, S.C. lying on the East side of the Suber Road, and being a part of the 16.20 acre tract which was formerly in the name of W.A. Smith and which has been conveyed to us by deed from Agnes M. Smith and having the following courses and distances:-

BEGINNING on a point in the center of the said road (Suber Road), joint corner of the Henry E. Miller Land and runs thence with the Miller line N. 45.15 E. 892 feet to an iron pin, joint corner of the Miller land, thence with another Miller line N. 63.00 E. 286 feet to ~~Miller line~~ and iron pin on the said line, new corner, thence a new line S. 24.07 E. 270 feet to an iron pin, thence S. 63.00 W. 287 feet to an iron pin, new corner; thence S. 45.00 W. 892 feet to a point in the said Suber Road (iron pin back at 23 feet); thence with the center of the said road, N. 25.10 W. 274 feet to the beginning corner and containing seven (7) acres, more or less.

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 B.P. Edwards and his Heirs and Assigns forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said B.P. Edwards and his

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.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Three thousand and no/100 Dollars in a company or companies satisfactory to the mortgagee, and to 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

our name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.