

BEGINNING at an iron pin on the eastern side of new cut road, joint front corner with Lot 16 and running thence along Lot 16 N. 28-28 E. 158.6 feet to iron pin; thence N. 56-0 W. 160 feet to iron pin; thence S. 28-30 W. 200 feet to iron pin on edge of said road; thence along the curvature of said road N. 51-26 E. 40 feet; thence S. 81-47 E. 40 feet; thence S. 39-30 E. 35 feet; thence S. 23-50 E. 23 feet to iron pin; thence S. 62-0 E. 60 feet to iron pin, being the point of beginning.

This being the same property as conveyed to Mortgagor by deed of Mary E. Leake dated February 16th, 1966, to be recorded in the R.M.C. Office for Greenville County of even date herewith.

BOOK 1023 PAGE 248

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

SOUTHERN BANK & TRUST COMPANY, its Successors or

~~HEREBY~~ 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, its Successors ~~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.