

joint front corner of Lots 28 and 29 and running thence with the line of Lot 29, N. 49-30 W. 299.5 feet to an iron pin; thence N. 53-02 E. 113 feet to an iron pin; thence S. 45-0 E. 272 Feet to an iron pin on the northwest side of River Drive; thence along the northwest side of River Drive S. 39-0 W. 75 feet to the beginning corner.

AND ALSO:

All that certain piece, parcel or tract of land containing 0.26 acres, more or less, on the North side of the Middle Saluda River, Cleveland Township, County and State aforesaid, and having according to a recent survey and plat of the same prepared by J.C. Hill, L.S., dated April 7, 1955, which is recorded under the name of Edna Y. Moon in the R.M.C. Office for Greenville County, S.C., the following metes and bounds, to-wit:

BEGINNING at the rear corner of Lot No. 29 (as shown on said plat) at the corner of property of Edna Y. Moon; thence along rear line of Lot 29, S. 39-00 W. 75.0 feet to a walnut tree; thence S. 33-45 W. 55.0 feet to a point in the center of the Middle Saluda River; thence in a woutheasterly direction with the center of said river as the line, 138.0 feet, more or less, to a point in the center of said river west of a wooden bridge; thence N. 23-00 E. 51.0 feet to a point near the center of the intersection of the road leading across the bridge with an unnamed county road; thence along said unnamed county road, N. 46-30 W. 52.0 feet to a pin in the center of said road; thence continuing along said road and past the intersection of still another county road, N. 32-40 W. 72.0 feet to point of beginning.

The above tract is conveyed subject to the rights of the public in and to the use of so much of said tract as lies within the bounds of any and all roads crossing or touching said tract. Said tract is also subject to restrictions appearing in deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 548, at page 77.

All of the above described property is the same property conveyed to L.O. Gibson and Doris T. Gibson, by deed from Haskell W. Poole, dated August 3rd, 1966, and recorded simultaneously herewith.

Together with all furniture, furnishings and appliances located on said premises.

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 J. W. Bramlett, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our 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 us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than Four Thousand (\$4,000.00) - - - - - 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 we 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 we 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.