

made by Dalton & Neves, Engineers, August 1963, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwest side of Laurens Road (U.S. Hwy. 276) at the edge of the Highway I-85 right of way, thence along the Southwest edge of Laurens Road (U.S. Hwy. 276) right of way, S. 40-21 E. 284.3 feet to pin; thence along property of The Shore Company, Inc., S. 39-56 W. 717.8 feet to a pin; thence N. 25-36 W. 902.3 feet to pin at edge of Highway I-85 right of way; thence along the Southern edge of said right of way, S. 86-19 E. 672.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 731, at page 453.

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

~~###~~ and Assigns forever.

And ~~the Corporation~~ does hereby bind itself, its successors, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~###~~ and Assigns, from and against ~~the Corporation, its successors~~ ~~###~~ Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And ~~the said mortgagor~~, agree to insure the house and buildings on said land for not less than One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00) 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 ~~the mortgagor~~ 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 ~~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 ~~the said mortgagor~~, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.