

LESS HOWEVER approximately $1\frac{1}{2}$ acres along the Woodruff Road which was taken by the South Carolina Highway Department for Road purposes, and being the same property conveyed to Adguary Smith and Maude D. Smith by Tom Davis and Alma Davis by deed of even date with this instrument and to be recorded in the Greenville County R. M. C. Office, and this mortgage is given to secure a balance due on the purchase price of said tract of land.

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 Tom Davis,

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 Tom Davis, 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 agree to insure the house and buildings on said lot in a sum not less than Three Thousand Five Hundred 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

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