

B. W. Brooks property South 76° East 914 feet to stake; thence still along line of said Brooks property North 86° East 146 feet to stake on creek; thence along meanders of said creek as the line North 13° 15' West 888 feet to bend; thence still along said creek North 14° 30' East 477 feet to bend; thence along said creek North 11° East 450 feet to bend; thence along said creek North 62° 30' East 300 feet to bend; thence along said creek North 23° East 651 feet to bend; thence still along said creek North 15° East 257 feet to bend; thence still along said creek North 10° East 1510 feet to bend; thence still along said creek North 6° 30' West 370 feet to the point of BEGINNING, containing 134.51 acres, more or less, according to plat of survey made by W. J. Riddle, Surveyor, dated February 29, 1940.

AND BEING the same lands as conveyed to E. L. Martin by E. Inman, Master, by deed dated January 15, 1938, acknowledged January 15, 1938, recorded January 15, 1938, in the R. M. C. office for Greenville County in deed book 195 at page 103.

TRACT # 3: BEGINNING at the extreme Southeastern point of said tract at stake on the West side of the Fork Shoals-Simpsonville Road at the corner of the property of the Farmers Bank, and running thence along said road South 25° 30' West 28.03 chains to stake; thence along line of the Unity Church property South 56° 30' West 12.20 chains to stake; thence North 47° West 4.75 chains to stake on branch; thence up said branch as the line North 69° West 7.57 chains to bend; thence still along said branch North 37° 30' West 1.16 chains to bend; thence still along said branch North 54° West 7.85 chains to bend; thence West 2.82 chains to bend; thence still along said branch North 72° West 5.91 chains to bend; thence along said branch North 71° 45' West 11.15 chains to bend; thence North 71° 15' West 6.54 chains to stake; thence along line of the Leppard and Boyd properties North 29° 15' East 36.50 chains to stone on road at corner of Hopewell School Lot; thence along middle of said road South 60° 30' East 13.50 chains to stake in middle of said road; thence along said school lot North 30° East 4.10 chains to stake; thence still along line of said school lot North 63° 30' West 13.50 chains to stone; thence along line of the E. B. Martin Estate property North 31° 30' East 34.50 chains to stake; thence still along the line of the said E. B. Martin estate property South 61° 10' East 26.20 chains to stake; thence along line of property of the Farmers Bank South 20° West 34.30 chains to stake; thence along line of said last mentioned property South 63° 30' East 17.28 chains to the point of BEGINNING, containing 286.15 acres, more or less, according to plat of survey made by W. J. Riddle, Surveyor, dated February 29, 1940.

AND BEING the same lands as conveyed to E. L. Martin by deed of Lela Mae Turner, dated June 16, 1924, acknowledged June 16, 1924, recorded June 16, 1924, in the R. M. C. Office for Greenville County in deed book 83 at page 237; by deed of J. L. Martin dated February 17, 1917, acknowledged February 17, 1917, recorded March 26, 1917, in said office in deed book 46, at page 290; by deed of E. F. Rice to E. L. Martin dated December 29, 1923, acknowledged December 29, 1923, recorded January 23, 1924, in said office in deed book 92, page 204.

THE ABOVE THREE DESCRIBED TRACTS OF LAND CONTAIN AN AGGREGATE OF 762.86 ACRES, MORE OR LESS,

TOGETHER, with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The Prudential Insurance Company of America, its successors and 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 The Prudential Insurance Company of America, its successors and assigns from and against me and my heirs, executors, administrators and assigns and all others whomsoever, lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor his heirs, executors or administrators, shall and will forthwith insure the house and buildings now or hereafter erected on said lot and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the Mortgagee, in stock companies approved by the Mortgagee in a sum satisfactory to the Mortgagee and assign the said policy or policies of insurance to the said Mortgagee, its successors or assigns, and in case he or they shall at any time neglect or fail so to do, then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name and reimburse itself for the premium and expenses of such insurance under this mortgage.

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 Mortgagee, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon, if any, shall be due, according to the true intent and meaning of the said note, and all sums of money provided to be paid by the Mortgagor, his heirs, executors, administrators or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue. AND IT IS AGREED, by and between the said parties, that the Mortgagor is to hold and enjoy the said premises until default in any payment of principal, or of any interest at the time the same is due, shall be made. Upon any default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon any default in the payment of any and all sums of money provided to be paid by the Mortgagor, his heirs, executors, administrators or assigns, under the covenants of this mortgage; or if the Mortgagor, his heirs, executors, administrators or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter

This rider is attached to and made a part of a mortgage dated the Second day of May, 1940, executed by me to The Prudential Insurance Company of America. Signed - E. L. Martin