

thence S. 72 1/2 E. 3.15 chs. to a P.O. tree X-3NM; thence S. 38 E. 13.30 chs. to a stone OM; thence S. 26 1/2 E. 9.55 chs to the beginning corner and containing 14-3/4 acres, more or less.

Also, All that certain piece, parcel and tract of land, situate, lying and being in Saluda Township, State and County aforesaid and being described as follows:

BEGINNING at a Sycamore on line of tract No. 2, hereinafter described, and running thence with the line of Tract No. 2, N. 34-15 W. 387 feet to a stake; thence N. 58-45 E. 250 feet to a white oak; thence S. 16 E. 363 feet to the beginning corner, and containing one acre, more or less.

The last two above described tracts of land were conveyed to me by deed of Albert N. Smith dated July 23, 1944, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 224, Page 107.

Also, All that certain piece, parcel or lot of land situate, lying and being on the North-west side of North Saluda River and on both sides of the public road leading to Marietta in Saluda Township, Greenville County, S. C., being shown as Tract 2 on Plat of property of A. E. Cox, surveyed by W.J.Riddle Oct. 1, 1937, containing, according to said survey, 65.50 acres, and having according to said Plat, the following notes and bounds, to-wit:-

BEGINNING at a stake in center of North Saluda River at corner of the Tract first above described and running thence up North Saluda River in a Northeasterly direction, 520 feet to a stake; thence N. 28-0 W. 1310 feet to a stake in public road leading to Marietta; thence with said road, S. 41-05 W. 471.2 feet to a stake; thence N. 49-0 W. 351.5 feet to a sycamore; thence N. 54-15 W. 387 feet to an iron pin; thence N. 58-45 E. 250 feet to a White Oak; thence N. 17-0 E. 284 feet to an iron pin; thence N.50-0 W. 317 feet to a poplar; thence N. 34-0 W. 313.5 feet to a dogwood; thence N. 7-0 W. 303.6 ft. to a hickory; thence N. 71-30 W. 336 ft. to a stone; thence N. 38-45 W. 1616 ft. to a stake at corner of Tract 4 on Plat above mentioned; thence with the line of Tract 4, S. 53-10 W. 357.5 ft. to a stake; thence S. 36-50 E. 1796 ft. to a stone; thence S. 7-0 E. 1115 ft. to a stake; thence S. 59-30 E. 1062 ft. to a stake in public road leading to Marietta; thence S. 40-0 E. crossing branch 1130 ft. to a point in North Saluda River, the beginning corner.

The above property was conveyed to me by deed of Arthur E. Cox, dated July 25, 1939, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 212, Page 252.

This is the same property conveyed to us by Ernest Goodwin by deed of even dates herewith and this mortgage is given to secure the balance of the purchase price.

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 Ernest Goodwin, 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 Ernest Goodwin, his Heirs and Assigns form and against ourselves, 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 Twenty Five Hundred (\$2500.00) Dollars in a company or companies satisfactory to the mortgagee, and 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 our name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, we hereby assign the rents and profits of the above described premises to said mortgagee, or his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds therefrom (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any 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.

AND IT IS AGREED by and between the said parties that said mortgagors to hold and enjoy said Premises until default of payment shall be made.

WITNESS our hands and seals, this 16th day of March in the year of our Lord one thousand, Nine hundred and forty-six --and in the one hundred and Seventieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of: Pauline G. Phelps (L.S.)
Clarence Iseman (L.S.)
Patrick C. Fant (L.S.)
Cecile Smith (L.S.)

THE STATE OF SOUTH CAROLINA,)
GREENVILLE COUNTY.) PROBATE

PERSONALLY appeared before me Cecile Smith and made oath that she saw the within named Pauline G. Phelps, Clarence Iseman and Leonard J. Hempling sign, seal and as their act and deed deliver the within writtendeed, and that she with Patrick C. Fant witnessed the execution thereof.

SWORN TO before me this 16th day of March A.D. 1946 (L.S.) Cecile Smith
Patrick C. Fant (L.S.)
Notary Public for South Carolina.