

TITLE TO REAL ESTATE

All that certain parcel or tract of land in Greenville and Butler Townships, of Greenville County, State of South Carolina, containing 25 acres, more or less, on Old Spartanburg Road, about 2 miles east of Greenville County Courthouse, the said 25 acres being composed of two tracts Nos. 7 and 8, according to plat dated August 8th, 1911, and described as follows:

BEGINNING at a pin on South Side of Spartanburg Road, corner of Tract No. 6, formerly belonging to A. A. Green; thence with Spartanburg Road, N. 51 E. 504 feet to pin; at corner of tract of land formerly owned by Greenville Real Estate and Investment Company; thence S. 37-15 E. 1848 feet to pin across branch; thence S. 21 W. 303 feet 6 inches to pin; thence S. 72-15 W. 291 feet to A. A. Green's corner; thence with line of A. A. Green, N. 35-45 W. 1877 feet to the beginning corner on Spartanburg Road.

LESS, however, the following lots heretofore conveyed by Ed B. Smith and his predecessors in title.

(1) C. Q. West to R. H. Stewart by deed dated May 22, 1929, deed recorded in Volume 151 at page 72.

(2) C. Q. West to R. T. Picklesimer, by deed dated October 5, 1929, recorded in Volume 133 at Page 113.

(3) Ed B. Smith to Mrs. Edward S. Reaves by deed dated February 21, 1938, recorded in Volume 203 at Page 81.

(4) Ed B. Smith to Daisy M. Pollard by deed dated June 24, 1946, recorded in Volume 294 at Page 381.

(5) Ed B. Smith to Leland H. James by deed dated June 14, 1947, recorded in Volume 314 at page 29.

(6) Also, a strip 20 feet in width along the Western Portion which was dedicated as a street under agreement executed between C. Q. West and A. A. Green, recorded in Volume 147 at Page 466.

TOGETHER with all and singular 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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against myself and my Heirs, Executors, Administrators, Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest and principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED; by and between the said parties, that the said

ED B. SMITH, his

Heirs, Executors or Administrators, shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its successors or Assigns, and in case that he or they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, 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, together with interest on the amount so paid, at the rate of four (4%) per cent.