

also by plat of W. A. Hester, dated September 28, 1944, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of the White Horse Road, P. M. E. Martin Estate corner; and running thence N. 88 W. 7.18 chains to an iron pin; thence N. 1 1/2 E. 3.54 chains to an iron pin; thence N. 88 W. 6.86 chains to a stone; thence S. 24 1/2 W. 3.50 chains to an iron pin; thence along line of tract containing 20 acres conveyed by J. K. Keller to K. M. Martin by deed dated November 9, 1944, recorded in Deed Book 270, Page 89, R. M. C. Office for Greenville County, in a South-westerly direction to an Ash on branch; thence N. 67 1/2 E. 10 chains to an iron pin; thence S. 43 E. 2.48 chains to a Poplar near the spring; thence S. 57 E. 73 feet to the spring; thence S. 9 1/2 E. 90 feet to an Ash 3x; thence N. 79 E. 317 feet, more or less, to an iron pin on the West side of the White Horse Road; thence along the West side of the White Horse Road, N. 1 1/2 E. 192 feet to the beginning corner.

The above is the same tract of land conveyed to Thelma Earline Keller by J. K. Keller by deed dated January 29, 1945, recorded in Deed Book 271, Page 373, R. M. C. Office for Greenville County. Subject to the 16 foot roadway mentioned in said deed to Thelma Earline Keller, and also in the deed by J. K. Keller to K. M. Martin recorded in Deed Book 270, Page 89, R. M. C. Office for Greenville County.

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 C. E. Robinson, as Trustee under the B. M. McGee Trust Deed, his successors

Heirs 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 mortgagee, his successors ~~Heirs~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Twenty Eight Hundred & No/100 (\$2800.00) - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm 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 I 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 I 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, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.