

ALSO All that piece, parcel or lot of land in Augustin Township, Greenville County, State of South Carolina, on the East side of the Parkins Mill Road, and containing 4.92 acres, more or less, being known and designated as Tract No. 1 in the division of the property of the Estate of Lula Hobby Moragne (also known as Lula Ashmore Moragne), deceased, as shown by plat and survey of W. J. Riddle, August, 1949, recorded in the office of the R.M.C. for Greenville County in Plat Book T, Page 165, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At a point in the center of Parkins Mill Road, joint front corner of Tract No. 1 and Tract No. 2 of the Lula Hobby Moragne Estate property, and running thence along the line of said tract No. 2, N. 52-08 E. 600 feet to an iron pin; thence still along the line of said Tract No. 2, S. 47-45 E. 431 feet to a point in line of property of Reedy River Baptist Church; thence along the line of said property of Reedy River Baptist Church and along the line of property of Riley Pendergrast, S. 48-05 W. 265.5 feet to a stake; thence still along the line of property of Riley Pendergrast, S. 65-30 W. 269.3 feet to an iron pin in the center of the Parkins Mill Road; thence along the center of said Parkins Mill Road, N. 61-15 W. 373 feet to a point; thence still along the center of Parkins Mill Road, N. 38-0 W. 33 feet to the beginning corner.

Being the same property conveyed to me by Eliza Dixon, et al, by deed dated October 7th, 1949, and recorded in th office of the R. M. C. for Greenville County in Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance \_\_\_\_\_ Page \_\_\_\_\_ for Greenville County, in Book \_\_\_\_\_

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

A. F. Burgess, his

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 \_\_\_\_\_ 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 \_\_\_\_\_, the said mortgagor\_\_\_\_\_, agree to insure the house and buildings on said land for not less than \_\_\_\_\_ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage 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 \_\_\_\_\_ 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.