

said road, 11.46 chs. to the beginning corner; and containing Eighteen and one-half (18½) acres, more or less.

**ALSO:** All that other piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, adjoining lands now, or formerly, owned by H. B. Coleman, J. C. Cooke, and others, being known as a part of the lands of the estate of M. L. Cooke, deceased, and having the following metes and bounds, to-wit:

BEGINNING on a stone, southwestern corner, and running thence N. 59 E. 15.50 chs. to an iron pin on branch; thence down the meanders of branch, 25.36 chs. to an iron pin in branch; thence S. 27 E. 20.00 chs. to the beginning corner; and containing Eighteen and one-half (18½) acres, more or less.

The above described properties are the same conveyed to A.B. Grice by A. E. Simmons and Lillie Simmons by deed dated August 3, 1945 and recorded in Vol. 278 at page 352 in the R. M. C. office for Greenville County; and the same conveyed to us by the said A. B. Grice by his deed dated Sept. \_\_\_\_\_, 1950, to be recorded in said R.M.C. office.

This is a first mortgage over the above described properties and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may at its option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and they shall bear interest at the same rate.

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 **Bank of Travelers Rest, Travelers Rest, S. C., its Successors** ~~Rest~~ 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 **Bank of Travelers Rest, Travelers Rest, S. C., its Successors** ~~Rest~~ and Assigns, from and against **ourselves and our**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.