

All that certain piece, parcel, or tract of land situate, lying, and being in Chick Springs Township, in the County of Greenville, State of South Carolina, known as the I. P. Few Farm, containing ninety-eight and seventy-four-hundredths (98.74) acres, more or less, located on the Buncombe Road about two miles west from the Town of Greer, and now in the possession of said I. P. Few, bounded now or formerly as follows: On the North by lands of C. L. King; on the East by lands of I. C. Robinson; on the South by lands of B. A. Smith; and on the West by lands of C. L. King; said tract of land is fully and in detail shown on a plat thereof made by M. C. Owens, Surveyor, on the 5th day of February, 1934, and is the same tract of land conveyed to me, the said I. P. Few, by Nannie B. Lillie, Annie and Isaac M. Morgan by deed dated May 19, 1901, recorded in the Office of the R. H. C. for Greenville County in Deed-Book "HHH" at page 184; LESS, however, a tract of two (2) acres conveyed by me, the said I. P. Few, to D. E. Connor.

IT IS UNDERSTOOD AND AGREED by and between the Mortgagor and Mortgagee that any and all indebtedness from the Mortgagor to the Mortgagee now outstanding or which may in the future be incurred, whether or not evidenced by notes, bonds, or other evidence of indebtedness or whether otherwise secured, or unsecured, shall be fully secured and protected by the terms and conditions of this mortgage, as hereinabove set forth, and that this mortgage shall stand as security for any and all other indebtedness due or hereafter to become due by the Mortgagor to the Mortgagee.

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 B. F. FEW, his Heirs and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said B. F. FEW, his Heirs and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I, the said I. P. FEW, do and shall well and truly pay or cause to be paid unto the said B. F. FEW 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 Demand Note and conditions thereunder written, and all sums of money provided to be paid by the Mortgagor, his Heirs, Executors, Administrators, or Assigns under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue. AND IT IS AGREED by and between the said parties, that I, the said I. P. FEW, shall hold and enjoy the said Premises until default of payment shall be made.