

on Terry or Beaverdam Creek, waters of North Saluda River, and containing 96 acres, more or less, and bounded by lands of Oscar Hodges, Amber Lands, Brights and Neilson, and being the remainder of the 221 acre tract of land conveyed to R. L. Barnett by W. H. Barton, save and except 42½ acres which R. L. Barnett retains and which is now mortgaged to Federal Land Bank, a plat of which is on record in the R.M.C. Office for said County and State. This land last described was also conveyed to the Mortgagor by deed of D. W. Patterson and May Patterson dated January 3, 1945 and recorded in the R.M.C. Office for said County in Deed Book 270, page 412.

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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 for Greenville County, in Book _____ Page _____

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

George L. Coleman, 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 **I**, the said mortgagor, agree to insure the house and buildings on said land for not less than **Twenty-Seven Hundred and No/100** 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 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 **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.