

Courthouse, in Grove Township, Greenville County, State of South Carolina, and having, according to a survey made by R. E. Dalton, Engineer, November 1942, the following metes and bounds, to-wit:

BEGINNING at a stake on the East side of the New August Road, in the center of the Stenhouse Road, and running thence along the East side of the said New Augusta Road, N. 9-56 W. 1666 feet to a point on the East side of the said New Augusta Road in the center of a farm road; thence with the center of said farm road, S. 89-50 E. 700 feet to a stake; thence continuing with said road, S. 85-20 E. 100 feet to a stake; thence still with the center of said road, S. 77-30 E. 490 feet to a stake in the center of the old Augusta Road; thence with the center of said old August Road, S. 23-18 W. 575 feet to a stake; thence continuing with said road S. 18-13 W. 500 feet to a stake; thence still along the center of said Old Augusta Road and the center of the Stenhouse Road; thence with the center of said Stenhouse Road, S. 61-26 W. 650.2 feet to a stake on the East side of the New Augusta Road, the beginning corner, and containing 30.75 acres, more or less;

ALSO all that certain piece, parcel or tract of land situate, lying and being on the East side of the New August Road, (also known as U.S. Highway No. 25), about nine miles South of Greenville County Courthouse, in Grove Township, Greenville County, State of South Carolina, and having, according to a survey made by R.E. Dalton, Engineer, November 1942, the following metes and bounds, to-wit: BEGINNING at a stake on the East side of the New Augusta Road, in the center of the Stenhouse Road, at the Southwest corner of the tract above described, and running thence with the East side of Augusta Road, S. 9-56 E. 222.5 feet, more or less, to an iron pin at the corner of a tract conveyed by S. D. Campbell to Blanche S. Bates, by deed dated July 13, 1946, recorded in the said R.M.C. Office in Deed Book 296, at Page 87; thence with the Bates line N. 50-15 E. 434 feet 5 inches to an iron pin in the center of Old Augusta Road, at corner of property now or formerly of the J.D. Harris Estate; thence along the center of Old Augusta Road with the line of property of J.D. Harris Estate, N. 9-26 E. 590.3 feet, more or less, to point in the center of Old Augusta Road and the Stenhouse Road at the Southeast corner of the tract above described; thence along the center of the Stenhouse Road, S. 61-26 W. 650.2 feet to the beginning corner, and containing 7 acres, more or less. This being the identical property conveyed to the mortgagor herein by deed of Charles T. Merritt dated October 29, 1954, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 511 at Page 247.

AND IT IS AGREED, That the mortgagor is to keep the building on said premises insured against loss by fire and windstorm in the sum of **Seventy Five Hundred and No/100 (\$7500.00)** Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as his interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagees expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of ~~five~~ per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said 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 J. B. Creighton, 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 J. B. Creighton, His Heirs and Assigns from and against Me and My Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

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