

center of road; thence N. 17-45 E. 19.00 to iron pin on lands of Mrs. Alice O. Martin; thence S. 82-30 W. 2.14 to a stone; thence on the same degree 18.36 to iron pin in center of Greenville-Fountain Inn Road; thence along the center of this road S. 30-45 E. 12.20 to the beginning corner and being a portion of the lands conveyed to Mrs. Alice O. Martin by Mrs. Ethel F. Owings (Ethel H. Owings) by deed dated March 4, 1943, recorded in Deed Book 251, Page 395, under which deed the said Ethel F. Owings reserved a life estate.

Reference is here made to Plat Book X, Page 13 for a plat of the entire lands conveyed by the mentioned deed.

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 Farmers Bank successors and of Simpsonville, its Heirs and Assigns forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Farmers Bank of Simpsonville, its successors

Heirs and Assigns, from and against us and our 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 lot in a sum not less than Twelve Hundred (\$1200.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.