

continuing with the joint line of said property S 28-30 W 348.2 feet to a stone; thence N 63-45 W 301 feet to a stone, corner of property of H. S. Myer; thence along the line of the Myer property N 6-05 E 214.2 feet to an iron pin on the Southerly side of the 40 foot county road mentioned above; thence along the Southerly side of said County Road the following courses and distances: S 63-45 E 80.2 feet to an iron pin; N 78-55 E 136.7 feet to an iron pin; N 52-51 E 214.6 feet to an iron pin; N 69-55 E 48.4 feet to an iron pin in the center of the rail-road spur track mentioned above; N 69-55 E 91.6 feet to an iron pin, the point of beginning.

The two tracts above constitute all that remains of the 25.78 acre tract conveyed to George S. Rainey by deed of William H. Rainey and John C. Rainey, dated December 15, 1950 and recorded in the RMC Office in Deed Book 425, page 519.

The above property is conveyed subject to the Railway Spur Track Right-of-Way recorded in Deed Book 245, page 380.

The deed to Greenville County for the 40 foot road mentioned above is recorded in Deed Book 516, page 415, and a plat showing said road is recorded in Plat Book "EE", page 59.

This is a purchase money mortgage given to secure the balance due on the purchase price.

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 S. Rainey,

his Heirs 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 mortgagee, his Heirs and Assigns, from and against us, 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 land for not less than Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with 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 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 mortgagor 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 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.