

BEGINNING at a W. 0 stump corner of lands of Taylor and Mitchell running with the Taylor line N. 52-30 E. 1991 feet to a stake on the old Ridge Road; thence with the Fortner line S. 27-30 E. 2904 feet to a stone; thence S. 11-15 W. 118 feet to stone; thence still with the Fortner line S. 33-30 E. 1159 feet to a stone at a black gum; thence N. 76 E. 764 feet to a stake; thence N. 32 W. 841 feet to a stake; thence S. 49-30 W. 190 feet to a stake; thence N. 15 W. 312 feet to a stake in road; thence S. 84 W. 336 feet to a stone nearby grave yard; thence N. 46-10 W. 2522 feet with the Mitchell line to the beginning corner and containing 109.61 acres more or less.

The above described land is the same conveyed to me by Jessie P. Newby, Ann Riddle, Elizabeth N. McDaniel; and Mary N. Henderson and recorded in Deeds Vol. 365, page 261, and dated October 6, 1948.

THIS IS A PURCHASE MONEY MORTGAGE.

The mortgagors reserve the right to anticipate the payment of the aforesaid indebtedness either in whole or in part at any time without penalty.

It is expressly understood that all proceeds received from timber cut and sold during the life of this mortgage shall be applied on the outstanding balance of the mortgage debt.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____ deed recorded in the office of Register 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 Nicholas P. Mitchell,

his Heirs and Assigns forever.

And we do hereby bind _____, 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 _____, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than Four Thousand and No/100 (\$4,000.00) on the house and Four Hundred _____ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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 we 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 we the said mortgagors 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.