

nine and nine-tenths (169.9) feet to the point of beginning; and bounded North and northwesterly by No. 28 lot; Mrs. Annie R. Groce; northeasterly and easterly by the front portion of #29 lot conveyed to Thomas Earle Duncan; south and southwesterly by Nos. 43 and 44 lots. Being the same property recorded in Deed Book 599, page 197, RMC Office.

AND ALSO:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, School District #285, within the City Limits of Greer, and lying on the northwestern side of Fleming Drive, and designated and shown as the front part of No. 29 Lot on a plat of the property of Annie R. Groce (and being part of same-numbered lot on the W. H. Brockman plat, in Plat Book H, page 132), and having the following courses and distances, to-wit:

Beginning at old iron pin at joint front corner of Nos. 30 and 29 lots on said Brockman plat; thence with Fleming Drive, N. 23-48 W. sixty (60) feet to another old pin, (former) Lot No. 28; thence as dividing Nos. 28 and 29 lots, S. 57-49 W. eighty and one-tenth (80.1) feet to old iron pin; thence S. 3-23 E. ninety-six and six-tenths (96.6) feet to iron pin on line of #30 lot; thence with the dividing line between Nos. 29 and 30 lots, N. 45-44 E. one hundred twenty- and eight-tenths (120.8) feet to the beginning iron pin on edge of Fleming Drive: bounded on the North by part of No. 28 lot; East by remainder of Lot No. 29; South by Nos. 43 and 44 lots (of the old Brockman plat); and West by part of No. 28 lot. And being the same property recorded in Deed Book 597 at page 183.

This security is given to secure the unpaid portion of the purchase price of the said property.

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 Thomas E. Duncan his 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 Thomas E. Duncan his Heirs and Assigns, from and against ourselves 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 s agree to insure the house and buildings on said lot in a sum not less than \$1400.00 Dollars in a company or companies satisfactory to the mortgagee , and to 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 owner's name and reimburse owner for the premium and expense of such insurance under this mortgage, with interest.