

TRACT NO. 3: All that certain tract of land situate in Butler Township, Greenville County, South Carolina, containing three acres, more or less, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south bank of a county road, northeast corner of Tract No. 1 as shown on plat of property of Garrett Ferguson Estate, and running thence along said road, N. 65-45 E. 185.1 feet to an iron pin; thence along the line of a four acre tract of L. B. Ferguson, S. 27-45 E. 699.7 feet to an iron pin; thence S. 61-00 W. along the line of Walter Griffin property 184.8 feet to an iron pin; thence along the line of Ferguson property, N. 27-45 W. 715 feet to the beginning corner, being the same tract of land conveyed to Garrett Ferguson by L. B. Ferguson by deed recorded in Deed Book 469, page 46.

The above described land is _____ the same conveyed to _____ by _____
 _____ on the _____ day of _____
 19 _____ deed recorded in the office of Register of 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
 W. Roscoe Jones and Harold B. McKinney, their

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 mortgagee, S, their Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Two Hundred Seventy-seven and 72/100 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 I 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 I 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.