

ALSO, All that certain piece, parcel or tract of land lying, being and situate on South Carolina Highway 14, Austin Township, County of Greenville, State of South Carolina containing two (2) acres according to plat made by C. O. Riddle dated April 15, 1955 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northern side of S. C. Highway 14, joint front corner with land formerly of W. M. Balcome and running thence along the edge of said Highway right of way N. 63-15 W. 209 feet to iron pin; thence N. 30- W. 418 feet to iron pin; thence S. 63-15 E. 209 feet to iron pin at former W. M. Balcome line; thence along former W. M. Balcome line S. 30- E. 418 feet to iron pin, being the point of beginning.

This being the same property as conveyed to Mortgagors by deed recorded in Book 523 at Page 543, and by corrected deed to Mortgagors from William Henry Verdin dated February , 1960 to be recorded in the RMC Office for Greenville County.

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

Farmers Bank of Simpsonville, its Successors

~~Here~~ 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, its Successors ~~Here~~ 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 we, the said mortgagors, 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 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.