

Number 8 of the Waldrop property also contains 24 acres and lies to the east of Tract Number 7 and is shown on the Richardson plat as the southeast portion of the larger tract, was conveyed to Sarah Finley Bennett by Mrs. May Bennett by deed dated May 9, 1945, recorded in Deed Book 275, page 210, R. M. C. Office, Greenville County, and Kate Waldrop to Sarah Finley Bennett one-half interest on May 14, 1937, was sold by deed recorded in Deed Book 198, page 497, R. M. C. Office, Greenville County. The 53.7 acre tract which is shown as a triangular parcel lying to the east of the four parcels heretofore mentioned was conveyed to Sarah Finley Bennett by Allie E. Garrison by deed dated October 25, 1946, recorded in Deed Book 302, page 212, R. M. C. Office, Greenville County. The 1.25 acre tract referred to on said plat of the 53.7 acre tract is not a part of the 53.7 acre tract; said plat being in error in this respect.

ALSO: All that piece, parcel or tract of land in Grove Township, Greenville County, South Carolina, on the Georgia Road, containing 64.54 acres, more or less, and according to a survey made by J. C. Hill on October 8, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book 77, page 189, having the following metes and bounds:

Beginning at a stake on the northern side of Georgia Road, and running thence north 16 degrees 30 minutes west 753 feet to a stone; thence north 87 degrees 15 minutes west 455 feet to a stake; thence north 6 degrees 30 minutes west 336 feet to a pin; thence north 88 degrees 30 minutes east 2309.1 feet crossing a county road to an iron pin on the eastern side of said road; thence with said road, north 15 degrees 20 minutes east 366 feet to a nail and cap in Sandy Springs Road; thence south 54 degrees 40 minutes east 165.2 feet to a stake; thence south 71 degrees 30 minutes east 363 feet to a stone; thence south 5 degrees 15 minutes west 671.2 feet to a stone; thence south 21 degrees east 695 feet to a nail in the southeastern side of Georgia Road; thence with said road as follows: North 81 degrees 00 minutes west 677 feet; north 82 degrees 50 minutes west 359 feet; south 88 degrees 15 minutes west 568 feet; south 82 degrees 30 minutes west 876 feet to beginning corner, and being the same tract as was conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corporation, by Evin D. Ginn by his deed dated October 20, 1952; recorded in Deed Book 465, page 214, R. M. C. Office, Greenville County, South Carolina. Said tract is bounded on the south by the 117.70 acre tract referred to above.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto second party, its successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, and assigns, to warrant and forever defend all and singular the said premises unto the second party, its successors and assigns, from and against first party, his heirs, executors, administrators, and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if first party shall well and truly pay, or cause to be paid, unto second party, its successors or assigns, the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note and this mortgage and any other instrument securing said note, and comply with all the provisions of the Federal Farm Loan Act and all amendments thereto, and with the rules and regulations issued and that may be issued by the Farm Credit Administration, all of which are hereby made a part hereof, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid, first party covenants as follows:

1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except this mortgage.
2. First party will insure, and keep insured, as required by second party from time to time, all buildings now and hereafter on said land against such risks, in such form, in at least such amounts, and in such company or companies, as shall be satisfactory to second party, the loss, if any, to be payable to second party as its interest may appear, and will deliver to second party a policy or policies of insurance with mortgage clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurance. At the option of first party, and subject to the regulations issued under the Federal Farm Loan Act or acts amendatory thereof or supplemental thereto, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings, and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as second party in its sole discretion may determine.