

Containing 78 acres, more or less, and being the same property conveyed to the Mortgagor herein, P. S. Marchant, by deed of H. C. Jackson, dated August 31, 1946; and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 298, at Page 152.

ALSO, all that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in Butler Township, Greenville County, South Carolina, containing 18.31 acres, more or less, on the East side of a County road known as the Marchant Road lying North of a road known as Hudson Road, and having according to a plat of property of Preston S. Marchant, prepared by J. C. Hill, L. S., dated October 23, 1950, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Z, at Page 154, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of a County road known as the Marchant Road, at the Southwest corner of property of P. S. Marchant; thence along the said Marchant line N. 77-00 E. 1496 feet to an iron pin; thence along the line of property now or formerly belonging to Grover L. Jones, S. 31-30 W. 953.9 feet to an iron pin; thence continuing along said property line S. 78-15 W. 816.4 feet to an iron pin on the Eastern edge of the said Marchant Road; thence with the Eastern edge of the said Marchant Road as the line, the following courses and distances, to wit: N. 2-20 W. 44.5 feet to an iron pin; N. 20-00 W. 177.5 feet to an iron pin; N. 18-15 W. 140.1 feet to an iron pin; thence N. 4-00 W. 317.5 feet to an iron pin; point of beginning.

Also, all the right, title and interest of the Mortgagors in and to that portion of the County Road sometimes called the Marchant Road abutting upon the above described tract on the Western end thereof.

It is understood that this is a second mortgage junior in lien to a mortgage held by Southern Bank and Trust Company in the sum of \$15,000.00 the same conveyed to the Mortgagor by deed of Grover L. Jones on the 30th day of January 19 51 deed recorded in the office of Register of Mesne Conveyance of Greenville County, in Book 428 Page 140.

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 Ellen W. Davenport, her

Heirs 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,

Ellen W. Davenport, her

Heirs and Assigns, from and against the said mortgagors, their

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 Five Thousand and No/100 (\$5,000.00)----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and 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 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 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.

BOOK 1005 PAGE 320