

Tract No. 2: All that certain parcel or tract of land situate in Oaklawn Township, State and County aforesaid, containing 25 acres, more or less, adjoining lands of T. C. Bennett, C. H. Bennett and others, and being a part of lands of T. B. Bennett, deceased, Estate, being the same tract of land conveyed to J. R. Davis by E. W. Bennett by deed recorded in Book of Deeds 180, at page 190. See deed of T. D. Bennett to W. B. Bennett, et al, date of January 5, 1932, recorded in Vol. 160, at page 60; also Power of Attorney dated January 5, 1932, recorded in Deed Book 164, at page 161. This tract of land being allotted to E. W. Bennett and conveyed to him by C. H. Bennett, J. T. Bennett and T. C. Bennett, Attorneys-in-Fact, by deed dated January 11, 1934, recorded in Vol. 178 at page 414.

The two foregoing tracts of land having been confirmed unto J.R. Davis, mortgagor herein, by deed of C. H. Bennett, T. C. Bennett, and J. T. Bennett, Individually and Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin, and E. W. Bennett, by C. H. Bennett, T. C. Bennett, and J.T. Bennett, their ATTORNEYS-in-Fact, and E. W. Bennett, individually, said deed dated December 21, 1938, and recorded in the office of the Clerk of Court for Greenville County, South Carolina, in Deed Book 207, at page 370.

7. All that piece, parcel or lot of land in Williamston Township, Anderson County, State of South Carolina, containing thirty-five (35) acres, more or less, (exact acreage being undetermined and stated by estimation only) and being the south portion of a tract of land shown on plat by W. H. H. Newell Civil Engineer, dated July 19, 1933, and having the following courses and distances, to-wit: BEGINNING at a point in Hurricane Creek on right-of-way line of Southern Railroad, North side of said Railroad track, and running thence down said creek approximately 100 feet to Saluda River; thence along said River as a line the following measurements, allowance being made for offsets: S.  $23\frac{1}{2}$  E. 340 feet, S.  $38\frac{3}{4}$  E. 382 feet, S.  $12\frac{1}{2}$  E. 187 feet, S.  $2\frac{1}{2}$  E. 162 feet, S. 9 E. 249 feet, S.  $25\frac{1}{4}$  W. 145 feet, S.  $45\frac{1}{4}$  W. 126 feet; S. 61 W. 199 feet, S.  $81\frac{1}{2}$  W. 203 feet, N. 63 W. 220 feet; and N. 73 W. 300 feet to a birch on the Bank of Saluda River; thence N. 26 W. 528 feet to a stake; thence N. 47 W. to the right-of-way of Southern Railroad on North side of track, thence along said right-of-way line in an easterly direction to the beginning corner. This is the same tract of land conveyed to J. R. Davis, by deed of Leila W. Davenport, dated April \_\_\_\_\_, 1963, recorded in the Clerk's office for Anderson County, South Carolina, in Deed Book \_\_\_\_\_ at page \_\_\_\_\_.

AND IT IS AGREED, That the mortgagor herein is to keep the building on said premises insured against loss by fire and windstorm in the full insurable value thereof, in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of Six (6%) per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 The Pelzer-Williamston Bank, its Successors 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 The Pelzer-Williamston Bank, its Successors and Assigns forever, from and against me and my Heirs, Executors, Administrators and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.