

said lot of land lying on the Eastern side of Greenville Road and originally containing three (3) acres and being bounded on the South and East by lot Number Four (4) of Emma J. Bean land, on the North by lot Number One (1) and on the West by Lot Number Three (3) as being shown in the division of Emma J. Bean land and having the following metes and bounds, to-wit: BEGINNING in the Greenville Road, thence South 54½ E 6.33 chains to a corner in road; thence, North 35½ E 4.74 chains to rock X3; thence North 54½ W 6.33 chains to a corner in said road; thence along the road South 35½ W 4.74 chains to the beginning corner as shown on that certain plat by William F. Lee, Surveyor, dated January 30, 1911; Less and excepting therefrom a lot on the Southern part of the above described tract of land fronting 50 feet on the Greenville Road and running back therefrom in parallel lines for a distance of 6.33 chains, with its back line being 50 feet, being the same lot as conveyed to Mrs. Odessa Evans Girodano, by deed dated June 25, 1948, duly recorded in the office of the Clerk of Court for the County of Greenville, South Carolina, in Deed Book 359, at page 323.

This being the same lot of land conveyed unto T. D. Bennett by deed of Mamie Belle Davis Massey by deed dated September 23, 1954, duly recorded in the office of the Clerk of Court for Greenville County, South Carolina, in Deed Book 508, at page 527; the said T. D. (Thomas Drayton) Bennett having died testate on June 25, 1962, being seized and possessed of the above described property and leaving a Last Will and Testament wherein he devised said property unto his brother, Truman C. Bennett and his sister-in-law, Mrs. Ada Brown Bennett, Mortgagor herein; the said Truman C. Bennett having died testate on August 24, 1962, being seized and possessed of an undivided one-half (1/2) interest in said premises, and leaving a Last Will and Testament wherein he devised all of his property, both real and personal, unto his wife, Mrs. Ada Brown Bennett, Mortgagor herein, who is now seized and vested with the entire fee simple title to said property. Both of the above mentioned Wills having been probated in Anderson County, South Carolina.

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 ~~sum of~~ full insurable value thereof, - - - - - ~~Dollars~~ 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 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 - - - - - ~~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 The Pelzer-Williamston Bank, its Successors - - - - - ~~Heirs~~ and Assigns 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.