

feet to an iron pin; thence N. 57-00 W. 91 feet to an iron pin on the waters of Lake Lanier; thence along the margin of Lake Lanier, a traverse line being N. 68-00 E. 78.4 feet to an iron pin at the corner of Lot 328; thence continuing along the margin of Lake Lanier, a traverse line being N. 74-51 E. 76.5 feet to an old iron pin at the northwest corner of said park area; thence along the line of said park area, S. 20-35 E. 121.7 feet to the beginning corner, together with a perpetual easement or right-of-way on and over that portion of a cement roadway which crosses the 30 foot strip of Lot 329 which is not conveyed herein, this easement to be used in common with other owners of lake property and to inure to the benefit of the grantees herein and their heirs and assigns forever.

This property is subject to an easement described in the conveyance of this property to the mortgagors by deed of Nevada B. Richardson recorded in Deed Book 782 at Page 359 in the aforementioned R. M. C. Office.

This mortgage debt shall become due and payable forthwith at the option of the Mortgagee or the holder hereof if the Mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the Mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the Mortgagor during the term of this Mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

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 **Mortgagee,**  
its ~~Successors~~ and Assigns forever. And **we** do hereby bind **ourselves and our**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **Mortgagee, The First National Bank of South Carolina,**  
its **Successors** ~~Heirs~~ and Assigns, from and against **us and our**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same of any part thereof.