N. 75-00 E. 303 feet, more or less, to a point in the center of Reedy River; thence with the center of the river as the line approximately S. 32-04 E. 222 feet to a point in the center of the river, thence N. 75 E. 322.8 feet, more or less, to a point in the joint line of the tract hereby conveyed and property now or formerly of League, which point is 320 feet S. 75-00 W; from an transplantation the northeasternmest corner of the 31.79 acres tract shown on the abovementioned plat; thence S. 27-32 E. 1135.2 feet to a point on the northwestern side of Montague Road; thence S. 48-30 W. 789.4 to an Iron plin on the northwestern side of sold road, the southernmost point of the tract hereby conveyed; thence N. 34-46 W, 335.7 feet to an Iron plin, the point of beginning.

This mortgage is executed pursuant to Order of Honorable Frank P. McGowan, Jr., as Master In Equity for Greenville County dated March 6, 1970, authorizing the receiver to execute and deliver this mortgage on the above described property as a first and prior lien in order to secure \$30,000.00 deposited under the aforementioned escrow agreement.

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(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee(s), and that in the event he (they) shall at any time fail to do so, then the said mortgage 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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(s), 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.

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