

corner of Tract 2 and Tract 3 and running thence N. 52-00 W. 62.1 feet to a point; thence N. 38-00 E. 70.3 feet to a point; thence N. 52-00 W. 99.8 feet to a point; thence N. 38-00 E. 284.9 feet to a point; thence N. 52-45 W. 12.6 feet to an iron pin; thence S. 34-26 W. 29.6 feet to an iron pin; thence N. 51-52 W. 547.2 feet to an iron pin on the northeasterly side of Anderson Road; thence along the northeasterly side of Anderson Road S. 37-51 W. 100.0 feet to an iron pin; thence S. 51-55 E. 392.5 feet to an iron pin; thence S. 38-02 W. 202.2 feet to an iron pin; thence S. 37-46 W. 38.23 feet to an iron pin; thence S. 37-33 W. 200.0 feet to an iron pin; thence S. 52-27 E. 272.0 feet to an iron pin on the northerly side of Zet Court; thence N. 52-29 E. 210.0 feet to the point of beginning.

The foregoing property is the same conveyed to Mortgagor by deeds recorded in the Office of the R.M.C. for Greenville County in Deed Book 905, at Pages 333, 336, 339, 342, 457, 463, 466, and 469.

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 SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its Successors ~~XXXX~~ and Assigns forever.

AND the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, TRUSTEE FOR WILBUR BERNARD SIMMONS, JR., DONALD ALLEN SIMMONS, SANDRA ELIZABETH SIMMONS FUNDERBURK AND DAVID JEFFREY SIMMONS, UNDER TRUST AGREEMENTS DATED DECEMBER 31, 1970,

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Its Successors

~~MMX~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.