

iron pin; thence continuing with said Lane, N. 32-15 W., 148.88 feet to an iron pin; thence leaving said Lane and running S. 57-27 W., 49.95 feet to an iron pin near the edge of the Saluda River; thence with said river as the line, S. 19-09 W., 18.8 feet to an iron pin; thence continuing with said river, S. 38-41 E., 230.38 feet to an iron pin; thence continuing with said river, S. 69-00 E., 62.30 feet to an iron pin; thence continuing with said river, S. 54-25 E., 132.36 feet to an iron pin; thence with the branch as the line, S. 79-01 E., 96.25 feet to an iron pin; thence continuing with the branch as the line N. 89-23 E., 114.88 feet to an iron pin; thence continuing with the branch as the line, S. 62-08 E., 31.56 feet to an iron pin on the western side of Debsyl Way; thence N. 22-09 W., 49.4 feet to the point of beginning-

ALSO, ALL that piece, parcel or lot of land near Saluda Lake on the southern side of Deborah Lane, and being shown and designated as a 1.055 acre tract of land on plat surveyed for Stanley D. Brown by Piedmont Engineers, Architects & Planners, and dated October , 1977, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 6-K at page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Western corner of the intersection of Deborah Lane and DeForest Circle and running thence with Deborah Lane, S. 75-57 W., 149.8 feet to an iron pin; thence continuing with the said Lane, S. 49-39 W., 79.05 feet to an iron pin; thence continuing with said Lane, S. 37-18 W., 168.35 feet to an iron pin; thence S. 10-47 E., 98.15 feet to an iron pin; thence S. 58-45 E., 53.5 feet to an iron pin; thence N. 38-05 E., 61.9 feet to an iron pin; thence S. 57-55 E., 27.8 feet to an iron pin; thence N. 30-17 E., 364.81 feet to the point of beginning.

ALSO the .159 acre tract as shown on the plat referred to immediately above. Reference to said plat is hereby craved for a metes and bounds description of said property.

ALSO: Any and all rights and interest I may have in any real property adjoining or contiguous to the properties above conveyed including but not limited to roadway property.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RELEASE PROVISION

PURSUANT to the terms of the purchase contract and subject to the terms of the note as is referred to above, the mortgagee hereby agrees to release real property from this mortgage upon receipt of payment of \$1,500.00 per lot released or \$3,000.00 per acre released, whichever is greater.

Stanley D. Brown

This is a purchase money mortgage given to secure a portion of the purchase price of the above described property.
Property conveyed to mortgagees by Stanley D. Brown by deed Dated October 31, 1977, and recorded herewith.

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 outstanding loan balance Dollars, 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 mortgagee 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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