

BEGINNING at a corner of the Poinsett Trammell land on B. F. Neves lines; thence with said Trammell line to a creek; thence down creek S. 45-30 E. 4.83 chains to crook in creek; thence S. 15 E. 2.53 chains to crook in creek; thence S. 37 E. 9.00 chains to crook in creek; thence S. 42 E. 4.00 chains to crook in creek; thence S. 22-30 E. 6.72 chains to crook in creek; thence S. 38 E. 13.00 chains to a stone, corner of M. L. McKinney; thence with McKinney's line to B. F. Neves corner; thence with B. F. Neves line to the beginning corner; less however, a tract of 6.9 acres conveyed to North Greenville Baptist and Junior College by deed recorded in Book of Deeds 200 at page 463, which is included in the above description but is not included in this conveyance.

Ellis Bailey Scoggins died testate March 8, 1948, and by the third item of her will, filed as Apartment 546, File 16, in the Office of the Probate Judge for Greenville County, devised the above property to Frank H. Hitt, E. H. Hitt and G. W. Keeler, and being the same property conveyed to the mortgagors herein by deed dated September 14, 1949, recorded in Deed Book 392 at page 62.

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

W. G. Serrine, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than - - - Forty-five Hundred and no/100 - - - (\$4500.00) - - - - 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, and that in the event we 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his 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 we the said mortgagor, 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.