

N. 43-20 W. 260 feet; thence N.32-23 W.380 feet;thence N.45-21 W. 200 feet; thence N. 12-38 W.250 feet;thence N. 6-28 E. 360 feet; thence N. 39-09 E. 300 feet;thence N.51-45 E.422 feet;thence N. 30-20 E. 161 feet; thence N.5-45 E.145 feet to the point of beginning in center of said Road; and containing One Hundred Seventy One and 8/10 (171.8) acres, more or less.

This mortgage is executed subject to the following easements, that is, rights-of-way, which are recorded in the said R.M.C. office for Greenville County: to Southern Bell Telephone Co., and for a road to the Saluda Land and Lumber Co., and for a right of way to the Rural Electrification Authority.

The above described property is the same conveyed to me by J. D. Robins by his deed of this date, same to be recorded in said R.M.C. office.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is given in part payment of the purchase price for said property and is a purchase money mortgage.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

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 **J. D. Robins, his**

Heirs and Assigns forever. And **I** do hereby bind **myself, my**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **J. D. Robins, his**

Heirs and Assigns, from and against **myself and my**

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