

AND, a right of way of ingress and egress to the said lot of one acre from the public road for a width of twenty feet, Beginning at a point in the middle of a public road at the point it intersects with the southeast corner of the 3.64 Acre tract of the Grantor; thence N. 5-07 W., 20 Feet to a point in the public road; thence, N. 85-48 E., 564.3 Feet along a line parallel with the line of division of the front acre tract and the rear acre tract herein granted to the Grantee, to a point on the L. P. Burdette Line.

BEING the same property conveyed to Thomas M. Bates by Margaret Lenhardt on October 29, 1956 as noted in Volume of Deeds 565, page 456. This property is not 299-290-1-15, Office of the Auditor for Greenville County.

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 Dallas W. Griffin , his Heirs and Assigns forever. And I do hereby bind my

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Dallas W. Griffin, his

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

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Four Thousand Dollars (\$4,000.00) Dollars in a company or companies satisfactory to the mortgagee , and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee ; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.