

ALSO, all that other piece, parcel or tract of land situate, lying and being in Anderson County, South Carolina, known as Tract No. 1, situate in Brushy Creek Township, and containing thirty eight (38) acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stake at northeast corner on banks of Saluda River and running thence S. 69 3/8 W., 40.90 to corner iron pin; thence S. 23 E., 8.30 to corner in branch; thence N. 52 E., 1.20 to stake; thence N. 73 E., 42.50 to stake on bank of River; thence along said River to beginning corner. The above courses and distances were taken from plat made by W. A. Adams, surveyor, dated December 16, 1914, and is a part of the land of which David G. Phillips died seized and possessed, and, being the identical tract of land as conveyed to Aileen Zupan by W. M. Phillips by deed dated September 5, 1946, and recorded in the office of RMC for Anderson County in deed book B-8 at page 203

The above described land is the same conveyed to by on the day of 19 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book Page

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

Mrs. Bertha C. Bowen, her

Heirs and Assigns forever.

And we do hereby bind ourselves and, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her 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^s, agree to insure the house and buildings on said land for not less than three thousand and no/100 - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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^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.