

S. 43-30 W. 214 feet to bend; thence S. 15-30 E. 78 feet to a stake on bank of branch; thence S. 22 W. 697 feet to a point in center of Reedy River (Ironwood tree on N/S of River); thence down center of the river as the line S. 56-30 E. 136 feet to bend; thence S. 72-45 E. 149 feet to bend near the mouth of above-named branch; thence S. 76 E. 126.6 feet to bend; thence S. 37-30 E. 212 feet to a point in center of river, stake on north bank, corner of Chandler land; thence along Chandler line N. 34-15 E. 1230 feet to a pine tree; thence N/ 16-15 W. 522 feet to a pine; thence N. 9-15 W. 194 feet to the beginning corner, containing 25 acres as shown on plat of survey made by W. J. Riddle, Surveyor, on March 27, 1946, and being the same conveyed to me by W. D. Ashmore by deed dated April 6, 1946, and recorded in Book 258, page 495.

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

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than one thousand 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 and windstorm 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 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 which shall be added to said debt and bear interest at the same rate 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 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.