

ALSO: All that other piece, parcel or lot of land in Grove Township, said County and State, about eight miles from City of Greenville, on western side of South Carolina Road No. 84, adjoining the above described property, and, according to said plat made by C.O. Riddle, R.L.S., Feb. 5, 1957, having the following metes and bounds, to-wit:

BEGINNING at a point, i. p. at 41.1, in or near the center of said S. C. Road No. 84, joint corner with the property heretofore conveyed to George H. and Ruby T. King, hereinabove described, and running thence along thence-along the said S. C. Road No. 84, S. 19-30 E. 136 feet to a point, i. p. at 36.3, in or near center of said Road, joint corner with property of the W. B. Holcombe estate; thence S. 62-56 W. 622 feet to point; thence S. 62-26 W. 356.7 feet to point i. p.; thence N. 19-40 W. 302.6 feet to point, i. p., in line of the H. Y. Plemmons property, joint corner with the George H. and Ruby T. King property; thence N. 72-15 E. 982 feet along line of said last mentioned property to the point of beginning; and containing Four and 91/100 (4.91) acres.

The above described property is the same this day conveyed to us by Lula Spillers Holcombe, and Others, Etc., by deed dated this day, same to be recorded in R. M. C. office for Greenville County, S. C., along with this mortgage; and this mortgage is executed by us to obtain funds with which to pay the purchase price, and same are being so used.

The said W. B. Holcombe departed this life intestate on July 6, 1957 seized and possessed of the above described property, leaving surviving him the said Lula Spillers Holcombe, and Others, Etc., as his only heirs at law and distributees; see Apt. 666, File 25, in the Court of Probate.

Both properties hereinabove described are a part of a tract of land conveyed to W. B. Holcombe by Rosa W. Goodwin, by deed dated Jan. 6, 1934, recorded in Vol. 167 at page 234 in said R. M. C. office.

This is a first mortgage over the above described properties, and there are no other mortgages, judgments, nor other liens or encumbrances over or against said properties, or either of them, prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagees may, at their option, foreclose this mortgage or pay said items and add the same to the principal amount of the debt and same 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 Oscar Hodges, Jr., and Sara S. Hodges, their

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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns, from and against ourselves and our 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 Two Thousand and no/100 (\$2,000.00) - - - - - 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

mortgagors' name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.