

~~the said railroad track~~

the said railroad track N. 0-09 E. 109.1 feet to corner on lot number 2 on the plat above referred to; thence N. 77-53 W. and crossing the Old Laurens Road a distance of 102.4 feet to the beginning corner on the western side of the Old Laurens Road with the frontage on said road being at 108.4 feet and being lot number 3 as shown on plat of property of Bruce H. Richardson's estate dated January 23, 1958 and prepared by C. O. Riddle, Reg. Land Surveyor, with the said plat being revised on March 5, 1959, and being the same lot conveyed to us by E. Inman, Master.

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 Farmers Bank of Simpsonville, its successors and 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 Farmers Bank of Simpsonville, its successors Heirs and Assigns, from and against us 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 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 its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.