

BEGINNING at an iron pin at the joint intersection of the joint corner of Tracts 1 and 2 and the property now or formerly of Jones; thence continuing S. 48-45 W., 44.0 feet to an iron pin on the line of Tract 2 and the property of Jones; thence continuing with said line, S. 41-26 W., 465 feet to an iron pin at the joint corner of property retained by the grantor, Tract 2, and the property of Jones; thence turning and running with the line of Tract 2 and the property of Simmons, N. 48-34 W., 300 feet to an iron pin on the right-of-way of the service road; thence turning and running with the right-of-way of said road and the line of Tract 2, N. 41-26 E., 465 feet to an iron pin; thence continuing N. 44-21 E., 44 feet to an iron pin on the right-of-way of the service road at the joint corner of Tracts 1 and 2; thence S. 48-31 E., 303.4 feet to an iron pin on the line of Jones at the joint rear corner of Tracts 1 and 2, this being the point of beginning.

This being the same property conveyed to W. B. Simmons by deeds of the South Carolina Highway Department, recorded in Deed Book 873 at Page 97; by deed of Citizens and Southern National Bank of South Carolina, Trustee, recorded in Deed Book 865 at Page 632, by deed of Greenville County, recorded in Deed Book 850 at Page 543, and by deed of Warren Y. Davis, recorded in Deed Book 737 at Page 103.

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. B. Simmons,
his Heirs and Assigns forever.

AND the said Southeastern Sprinkler Co., Inc.,

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

W. B. Simmons, his

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than face amount of mortgage

Dollars in such Company as shall be approved by the Mortgagee, his executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, his executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, his executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, his heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.