ying on the southern side of Happy Avenue, being shown on plat of property of Rutherford Park, plat made by Dalton & Neves, Sept. 30, 1946, and being more particularly shown on a plat of said property made by J. C. Hill on the 6th lay of Dec., 1957, and having, according to said plat the following metes and sounds, to-wit: BEGINNING at an iron pin on the southern side of Happy Avenue at the point corner of Oak Ridge Street and Lot No. 50 and running thence along the northern line of Oak Ridge Street, S. 66-10 E. 231 feet to an iron pin; thence, N. 63-12 E. 283.7 feet to an iron pin; thence, S. 0-30 E. 270.4 feet to an iron pin; thence, S. 68-48 W. 224.1 feet to an iron pin; thence, N. 86-50 W. 21.2 feet to an iron pin; thence, N. 66-10 W. 336.8 feet to an iron pin; the ce, N. 23-50 E. 150 feet to an iron pin; thence, N. 66-10 W. 50 feet to an iron pin of the southern side of Happy Avenue; thence running along the southern side of Happy Avenue, N. 74-48 E. 55.6 feet to an iron pin at the point of beginning being the same property conveyed by deed of R.C. Collins, Jr., dated January 28, 1959, and recorded in the R.M.C. Office for Greenville County, in Deed Book 16, at Page 128.

LSO, ALL that piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, near the City of Greenville, being the same property conveyed to James Shumate by Clark Wadkins by deed recorded in the R.M.C. Office for Greenville County in Deed Book 109, at Page 94, Sept. 4, 1926, the said lot fronting on a 10-foot alleyway approximately 156 feet and running back therefrom approximately 109 feet and being bounded by lands now or formerly of Alex Finley, Peter Sullivan and Clark Wadkins. The lot conveyed hereby is shown in the County Block Book Office as 177-2-13 and was inherited by the Grantors from their father, James Shumate, and willed them by their step of the lattie M. Shumate, will on file in the Greenville County Probate Court in File 63, Apartment 3, the "Grantors" here referred to being Mayme S. Walker and Beatrice S. Lewis in deed to Mortgagor, recorded in the R.M.C. Office for Greenville County in Deed Book 818, at Page 467.

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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 The Peoples National Bank of Greenville, South Carolina, its successors and

Michae Month Assigns forever.

and forever defend all and singular the said premises unto the said mortgagee, and assigns and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

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PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if / Corporation, the said mortgager., 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.