

ALSO ALL that lot or parcel of land on the easterly side of S. C. Highway 14 and westerly side of Mt. Lebanon Road, in Greenville County, South Carolina, containing approximately thirty (30) acres, and being shown on land survey for Nora V. (sic) Bruce, prepared by J. Q. Bruce June 18, 1965 and described as follows:

BEGINNING at an iron pin on the easterly side of S. C. Highway 14 and running thence N. 46-40 E., 147 feet to a point; thence turning and running S. 39-42 E., 341.7 feet to a point; thence turning and running S. 86-50 E., 964 feet, more or less, to a point on the westerly side of Mt. Lebanon Road; thence turning and running along Mt. Lebanon Road, N. 13-05 E., 1251.4 feet, more or less, to a point; thence turning and running N. 87-02 W. 943.6 feet more or less, to a point; thence turning and running S. 12-42 E. 504.9 feet to a point; thence turning and running S. 73-40 W., 829 feet; thence continuing S. 70-0 W., 160.9 feet to a point on the easterly side of S. C. Highway 14; thence continuing along S. C. Highway 14, S. 36-30 E. 340.1 feet to the point of beginning.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee(s), and that in the event he (they) 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 under this mortgage. Upon failure of the mortgagor(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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(s), 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.