

to a point at the joint rear corner of Lot Nos. 186, 186C, and 185; thence along the joint line of Lot 186 and 186C, N. 31-12 E. 170 ft. to a point on Ivydale Drive (formerly Churchill Avenue) and thence along Iveydale Drive S. 58-48 E. 235 ft. to an iron pin; thence S. 52-47 E. 120.4 ft. to an iron pin at the intersection of Iveydale Drive and Sanders Lane, the point of Beginning. This is the same property conveyed to the Grantor by Deed Numbers 846, Page 549; Deed 890, Page 125; Deed 890, Page 593; and Deed 923 at Page 243.

LOTS 63 and 200.

BEGINNING at an iron pin at the southeastern corner of the intersection of Ivydale Drive (formerly Churchill Avenue) and Sanders Lane and running thence with Ivydale Drive S. 52-47 E. 96.8 ft. to an iron pin at the southwestern corner of the intersection of Ivydale Drive (formerly Churchill Avenue) and a 40-foot street; thence in a southerly direction with the western side of said 40-foot street to an iron pin at the northwestern corner of Lot 155; thence with the line of Lot 155 S. 43-07 W. 185 ft. to an iron pin; thence N. 66-0 W. 60 ft. to an iron pin; thence S. 24-0 W. 175 ft. to an iron pin on the northern side of Eisenhower Street, joint front corner of Lots Nos. 63 and 64; thence with the northern side of Eisenhower Street N. 62-50 W. 172 ft. to an iron pin at the northeastern corner of the intersection of Eisenhower Street and Sanders Lane; thence with the eastern side of Sanders Lane N. 26-41 E. 165.3 ft. to an iron pin; thence continuing with Sanders Lane in a northerly direction to an iron pin at the southeastern corner of the intersection of Ivydale Drive (formerly Churchill Avenue) and Sanders Lane which is the point of beginning.

(See derivation clause above).

This conveyance is subject to all easements, restrictions, rights of way, zoning laws, ordinances and maps of record.

The above described land is as set forth above the same conveyed to me by deeds recorded in the R.M.C. Office for Greenville County in the following deed books: Deed 846, Page 549; Deed 890, page 125; Deed 890, page 593; Deed 923, page 243. 19 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book Page

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 Clarence W. Garren, his heirs and assigns forever

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Thirty thousand and no/100 (\$30,000) ----- Dollars, 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, and that in the event I 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVJDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor, 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.