

the western one-half (1/2) of Lot Number One Hundred Forty Two (No. 142) as shown on plat of "Pleasant Valley" subdivision, the same recorded in Plat Book "P" at page 93, and described as follows:

BEGINNING at a stake on the southern side of Pleasant Ridge Avenue, and which point is Two Hundred Sixty Four and 5/10 (264.5) feet easterly from Long Hill Street, at center of Lot No. 141, and running thence S. 00-08 E. 160 feet to a stake; thence N. 89-52 E. 60 feet to a stake; thence N. 00-08 W. 160 feet to a stake on Pleasant Ridge Avenue; thence with the southern side of said Pleasant Ridge Avenue, S. 89-52 W. 60 feet to the beginning corner.

This is the same property conveyed to D. T. Eskew by Better Home Builders, Inc., by deed dated February 21, 1950, recorded in Vol. 403 at page 540 in said R. M. C. office; subject to restrictions.

The lot first hereinabove described is a vacant lot; and the lot last hereinabove described has located thereon a frame residence building and other improvements.

This is a first mortgage over the property first hereinabove described, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This is a second mortgage over the property last hereinabove described, being second and junior to a first mortgage over same, executed by Better Home Builders, Inc., to Aiken Loan & Security Company, in the original amount of \$6100.00, recorded in Vol. 394 at page 172 in said R.M.C. office on July 10, 1948.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

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 **John A. Park, his**

Heirs and Assigns forever. And **we** do hereby bind **ourselves, our**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said **John A. Park, his**

Heirs and Assigns, from and against **ourselves and our**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.