

J. Duncan by his deed dated April 9, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Book 220 at Page 221.

The lien of this mortgage is second in priority to that of a mortgage over said property held by First Federal Building and Loan Association, Greenville, South Carolina, in the sum of approximately Thirty-one Hundred Dollars (\$3100.00).

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 **Mrs. Eula Dillard, her** Heirs and Assigns forever. And I do hereby bind **myself, my** Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **Mrs. Eula Dillard, her**

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

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than **Forty-five Hundred (\$4500.00)** Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in **her** name and reimburse **herself** for the premium and expense of such insurance under this mortgage, with interest.