

BEGINNING at an iron pin on the northern side of Old Anderson Road, joint corner of Tracts Nos. 11 and 12, Tract No. 11 having been previously sold by Maggie Wright Davis to Morris P. Knox, and running thence with Knox line, N. 40-10 W. 150 feet to a stake; thence in a straight line with other lands now or formerly owned by said Maggie Davis Wright approximately parallel with Anderson Road 163 feet to a stake; thence approximately S. 40-10 E. 110 feet to a stake on the Anderson Road; thence with the Anderson Road, N. 51-50 E. 141 feet to an iron pin, the beginning corner.

This is the same property conveyed to us by Lila B. Dilworth by her deed of October 28, 1952 and recorded in the Greenville County R. M. C. Office in Deed Book 466 at Page 2.

TRACT III. All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Gantt Township, School District 6-E, and being known and designated as all of Lot No. 12-A and a portion of Lot No. 12, containing 3 acres, more or less, of a subdivision known as Dixie Farms, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "L", at Page 3, reference to which is craved for a fuller description.

This is the same property conveyed to us by Maggie Wright Davis by her deed dated April 30, 1949 and recorded in the Greenville County R. M. C. Office in Deed Book 380 at Page 289.

This mortgage is junior in rank as to Tract #3 to a mortgage held by First Federal Savings & Loan Association having a present balance of Nine Hundred Thirty (\$930.00) Dollars. It is agreed that the mortgagees will look to Tracts 1 and 2 for security first and will look to Tract #3 only in the event that Tracts 1 and 2 do not furnish adequate funds for the payment of the mortgage.

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 H. K. Townes, Attorney, 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 mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And , the said mortgagor..., agree to insure the house and buildings on said land for not less than 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 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.

PROVIDED, 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.