

(2) All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the northern side of Durham Street, being known and designated as Lot No. 3 as shown on plat of the property of Central Realty Corporation prepared by Pickell and Pickell, on June 20, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 199, and described as follows:

BEGINNING at an iron pin on the northern side of Durham Street, which is the joint corner of Lots Nos. 3 and 4, and running thence with Durham Street, S. 69-30 W. 60 feet to an iron pin, which is the joint corner of Lots Nos. 2 and 3; thence along joint line of said lots Nos. 2 and 3, N. 22-00 W. 136.5 feet to an iron pin, which is the joint rear corner of Lots Nos. 2 and 3; thence N. 40-26 E. 45.12 feet to an iron pin; thence N. 69-30 E. 30 feet to an iron pin, which is the joint rear corner of Lots Nos. 3 and 4; thence along the joint line of lots Nos. 3 and 4, S. 22-00 E. 150 feet to the point of Beginning.

This is the same lot of land conveyed to Edward Cape by James H. Garner by deed dated December 4, 1954, recorded in the R.M. C. Office for Greenville County in Volume 513, page 324. The same land being conveyed to the Mortgagor by Edward Cape by deed dated March 19, 1957, recorded in the R.M.C. Office for Greenville County in Book 573 of Deeds, page 275.

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 **J. C. Roper, d.b.a., Southern Motor Finance Company,**
and his 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 **J. C. Roper, d.b.a., Southern Motor Finance Company,**

his Heirs and Assigns, from and against myself 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 agree to insure the house and buildings on said lot in a sum not less than _____ 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 _____ name and reimburse for the premium and expense of such insurance under this mortgage, with interest.