

Beginning at an iron pin on the North Franklin Road, corner of Lot No. 4 on the above mentioned plat and running thence S. 6 W. 12.5 feet to an iron pin on the southern side of North Franklin Road; thence along the line of Lot No. 4 and along the line of a 27 foot street, S. 6 W. 188.5 feet to an iron pin, corner of Lots Nos. 4 and 5; thence N. 81-56 W. 7 feet to the old lot line of Lots 4 and 5 of the Dill Property as shown in Plat Book B at Page 135; thence N. 6 E. 201 feet to an iron pin in North Franklin Road; thence S. 81 E. 7 feet to the point of beginning, subject to the right of way and/or easement granted for said North Franklin Road.

Being the same lot conveyed to the Mortgagor herein by G. C. Chastain by Deed dated November 4, 1952 and of record in the R. M. C. Office for Greenville County in Deed Book 466 at Page 194.

This mortgage is junior to the lien of the mortgage heretofore executed by the Mortgagor hereint to Central Realty Corporation in the original amount of \$7450.00.

The above described land is the same conveyed to by on the day of 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

J. H. Collins, Jr., his

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 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 , 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 I 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.