

Magnolia Acres as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 133, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Fleetwood Drive, joint front corner of Lots 62 and 63, and running thence along the common line of said lots N 45-35 E 151.7 feet to an iron pin; thence along the common line of Lots 61 and 62 N 46-03 W 133.5 feet to an iron pin on Fleetwood Drive; thence along Fleetwood Drive the following courses and distances: S 35-15 W 78 feet; S 13-53 W 62 feet; S 26-30 E 62 feet, and S 46-16 E 28 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to a mortgage from Edgar W. Teasley to Carolina Federal Savings and Loan Association of Greenville, Greenville, S. C., dated March 8, 1961, and a mortgage from Edgar W. Teasley to C. Douglas Wilson & Co., Inc., Greenville, S. C., dated March 8, 1961.

AND IT IS AGREED, That the mortgagor is to keep the building on said premises insured against loss by fire and windstorm in ~~such amount as~~ the mortgagee may require ----- in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee.

herein as his interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of seven per cent per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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

T. F. Watkins, 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 T. F. Watkins, his -----

Heirs and Assigns from and against me and my ----- Heirs, Executors, Adminis-

trators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any

part thereof.