

ALSO, all that piece, parcel, or lot of land, with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Florida Avenue, being known and designated as the greater portion of Lot No. 2, Block O, of a subdivision known as Highland according to a plat thereof prepared by Dalton & Neves, Engineers, June, 1940; being recorded in the R.M.C. Office for Greenville County in Plat Book K, at pages 50 and 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Florida Avenue, joint front corner of Lots Nos. 2 and 3, and running thence with the joint line of said lots S. 67-50 W. 199.6 feet to an iron pin; thence N. 22-10 W. 50 feet to a point at the corner of property of the Mortgagor (which point is 10 feet south of the joint rear corner of Lots Nos. 1 and 2); and running thence approximately N. 67-50 E. 199.5 feet to a point on the southwestern side of Florida Avenue; thence with Florida Avenue, S. 22-10 E. 50 feet to the beginning corner; said property appearing on the County Tax Maps at Sheet 227, Block 2, Lot 2.

The above described property is the same conveyed to the Mortgagor by Walter L. Howard by deed dated October 13, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 759 at page 578.

The mortgage on this property is a second mortgage, junior in rank to a mortgage executed on May 28, 1956 in the original sum of \$3,500.00 to First Federal Savings and Loan Association of Greenville by Local Home Builders, Inc. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 679 at Page 476, on which there was a balance due of \$1,412.05 as of October 13, 1964.

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 A. F. Burgess, 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 I, the said mortgagor, agree to insure the house and buildings on said land for not less than Twelve Thousand and No/100 * * * * * (\$12,000.00) 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 I 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.