

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, containing 1.50 acres, and having, according to a plat of property of H. V. Balcombe, prepared by C. O. Riddle, L.S., October, 1954, the following metes and bounds, to-wit:

BEGINNING: at an iron pin near a Creek on the line of the property of Claude Hamby, at a corner of Tract No. 6, as shown on the plat herein-above referred to, and running thence along the line of Tract No. 6, N. 11-05 W. 217.6 feet to an iron pin; thence continuing along the line of Tract No. 6, N. 70-45 W. 183 feet to an iron pin; thence S. 19-45 W. 313.9 feet to an iron pin on the line of property of Claude Hamby; thence with said line, S. 82 E. 49.1 feet to an iron pin; thence N. 83-43 E. 271.5 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 555, at page 540, and Deed Book 757, at page 563.

This mortgage is second and junior-in-lien to that mortgage given to Fountain Inn Federal Savings & Loan Association, dated September 16, 1964, recorded in the R.M.C. Office for Greenville County in Mortgage Book 972, at page 251, by the above mortgagors, in the original amount of \$20,000.00.

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 W. W. Godard, 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 We, the said mortgagors, agree to insure the house and buildings on said land for not less than **One Thousand and 00/100 (\$1,000.00)** 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 We 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 We the said mortgagors, 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.