

Beginning at an iron pin at the southwest corner of the intersection of Beverly Lane and Bradley Boulevard; thence with the southwest side of Beverly Lane, S. 37-34 E. 165 feet to an iron pin; thence S. 52-26 W. 331 feet to an iron pin; thence N. 37-34 W. 175 feet to an iron pin on the southeast side of Bradley Boulevard; thence with the southeast side of Bradley Boulevard, N. 52-26 E. 331.4 feet to an iron pin; thence with the curve of said street as it intersects with Beverly Lane, 10 feet to the beginning corner.

This mortgage is junior in lien to 6 mortgages executed by the mortgagors to Fidelity Federal Savings and Loan Association in the total sum of \$54,000.00 to be recorded in the RMC Office for Greenville County.

BOOK 1017 PART 133

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 R. M. Caine and Alfred T. Smith, as trustees, their successors

~~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, their successors ~~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 Ten Thousand One Hundred Twenty-five (\$10,125.00) 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.