

Surveyor, made in July 1949, and having the following metes and bounds, and Courses and distances as shown by said plat, to wit: BEGINNING at the center of a road and the intersection of Mountain Creek and running thence along the creek as the line the following courses and distances as follows: South 24-30 E six hundred seventy-five (675) feet; thence South 59-15 E eight hundred thirty-four (834) feet; thence S 49 E four hundred thirteen (413) feet; thence S 24-30 W one hundred thirty-five (135) feet to a stake in the line of property of Dewey Cothran; thence running S 87-30 E three hundred forty-one (341) feet to a stone in the line of the Grover Chapman and Rosco Cooley property N 21-30 W twenty-seven hundred and six (2706) feet to a point in the line of the Pepper property; thence S 83 W six hundred eighty-one (681) feet to a stake at corner of Tract No. 2 in this subdivision and in or near center of said Mountain Creek, thence running along said Creek as the line the following courses and distances; S 20 E three hundred forty (340) feet; thence S 4-30 W six hundred thirty (630) feet to the point of beginning in the center of said road and at the intersection of Mountain Creek. This is the same tract of land conveyed unto J. Ralph Poole by Blanche P. Cooley by deed dated January 28, 1950, of record in the RMC office of Greenville County in Volume 401 at page 293 and being the same tract of land conveyed unto Wilton Cooley and Emma Sue Cooley by deed dated February , 1966, duly of record in the Office of the Clerk of Court for the County of Greenville, South Carolina

This is a second mortgage on the lot of land described in paragraph one, the first mortgage thereon having been heretofore given by Emma Sue Cooley and Wilton Cooley unto The Perpetual Building and Loan Association of Anderson, dated July 22, 1963, of record in the Office of the Clerk of Court for the County of Anderson in Mortgage Book 459 at page 566 and is a first mortgage on the lot of land described in paragraph two herein.

TOGETHER with all and singular and 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 Premises before mentioned unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns forever.

And the Mortgagor covenants, which covenant shall bind also the Heirs, Executors and Administrators of the Mortgagor, to warrant and forever defend all and singular the said Premises unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the Mortgagor hereby agrees to insure and keep insured the house or other buildings on said premises against loss by fire with full extended coverage in a sum not less than the original amount of the loan secured hereby (but not less than the amount required to prevent the owner from becoming a co-insurer) in a company or companies acceptable to the Mortgagee. The policies and renewals thereof shall be held by the Mortgagee and shall have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event the Mortgagor should at any time fail to keep said premises so insured and pay the premiums thereon, then said Mortgagee, its successors and assigns, may cause the buildings to be insured in the Mortgagor's name and reimburse itself for the premium and expense of such insurance under this Mortgage, with interest.