

Beginning at an iron pin on the northwest side of Langley Drive, the front joint corner of Lots 25 and 26; thence with the northwest side of said Langley Drive N. 58-23 E. 75 feet to an iron pin; thence through the center of Lot 27, N. 31-37 W. 184.05 feet to an iron pin on the southeast side of a 15 ft. alley; thence with the southeast side of said 15 ft. alley, S. 46-47 W. 76.65 feet to an iron pin, corner of Lot 25; thence with the line of said lot S. 31-37 E. 168.3 feet to the beginning corner.

BOOK 1027 PAGE 104

This mortgage is junior in lien to a mortgage held by Aiken Loan & Security Company.

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 Dixie Lumber Co., its successors and

~~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, its successors ~~and~~ 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 Four Thousand (\$4,000.00) 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.