

Mrs. Pauline Mabel D. Hill died testate in Greenville County naming her son, the Mortgagor herein, and her son David Paul Hill as the sole beneficiaries of her estate, as will more fully appear in the Office of the Probate Court, Apt. 949, File 22.

ALSO All that piece, parcel or lot of land situate, lying and being on the northern side of Mount Vista Avenue, in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 32 of a subdivision of the property of The Estate of D. T. Smith, plat of which is recorded in the R.M. C. Office for Greenville County in Plat Book H at Page 279, said lot having such metes and bounds as shown thereon.

BOOK 1038 PAGE 119

This is a Second Mortgage as to the Second described property.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, deed recorded in the office of The Register of Mesne Conveyance  
for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

Heirs and Assigns forever.

And I do hereby bind me and my \_\_\_\_\_ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~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 Seven Thousand Two Hundred Seven and 57/100 (\$7,207.57)-----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.