

BEGINNING at an iron pin on the Southern edge of Coralvine road at the joint front corner of lots 28 and 29 and running thence with the edge of said road N. 76-54 E. 110 ft. to an iron pin at the joint front corner of lots 27 and 28; thence with the line of lot #27 S. 13-06 E. 156.6 ft. to an iron pin; thence S. 77-40 W. 110 ft. to an iron pin at the rear corner of lot #29; thence with the line of lot #29 N. 13-06 W. 155 ft. to the point of beginning

This is the identical property conveyed to the mortgagor herein by deed of Poinsett Realty Company to be recorded herewith.

This property is subject to restrictive covenants of record in deed book 778, page 327. It is also subject to a building set back line, as shown on said plat.

It is understood that this mortgage is Second and Junior in lien to the mortgage this day given to Fountain Inn Federal in the amount of \$15,000.00.

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

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

POINSETT REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS

~~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 ~~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 Two Thousand Two Hundred Twenty Eight and No/100 - - - - - 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.