

line of Lot No. 44; thence with the rear line of Lot 44 North 85 degrees 05 minutes East 150 feet to an iron pin at the joint rear corner of Lot Nos. 46 and 47; thence with the line of Lot No. 46 North 20 degrees 14 minutes East 370.49 feet to an iron pin on the Southern side of Stratton Place; thence with the Southern side of Stratton Place the following courses and distances: North 71 degrees 55 minutes West 125.5 feet to an iron pin, thence North 79 degrees 10 minutes West 98 feet to an iron pin; thence North 89 degrees 17 minutes West 98.7 feet to the point of Beginning. The lot herein described was conveyed to the Mortgagor by deed of H. C. Harper and Hugh B. Croxton dated November 5, 1969, of record in the RMC Office for Greenville County, in Deed Book 879 at Page 25.

(3) All that piece, or portion of land according to a plat prepared October 1, 1970, by Aaron M. Thompson, Reg. L.S., and being the Northeast corner of Lot No. 40 on a Plat of Huntington "Sheet No. 1" prepared by Piedmont Engineers on May 4, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 3W at Page 23 and being according to the Plat by Thompson the following metes and bounds to wit:

BEGINNING at an iron pin at the center of the line between Lots 39 and 40, and running thence South 69 degrees 55 minutes East 200 feet to an iron pin in the rear line of Lot No. 40; thence with the rear line of Lot No. 40 North 5 degrees 00 minutes West 85 feet to the corner of Lots 39 and 40; thence with the joint line of said lots along the old line South 84 degrees 54 minutes West 181.25 feet to the Beginning point. This is the same lot of land conveyed unto the Mortgagor herein by deed of Ben T. Bootle and Martha B. Bootle dated December 3, 1970, of record in the RMC Office for Greenville County in Deed Book 904 at Page 601.

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.