

ALSO: ALL of that tract of land in the County of Greenville, State of South Carolina, in Austin Township, shown on plat of J. L. Gooch recorded in the R. M. C. Office for Greenville County in Plat Book ZZ, at page 141, as containing 34.55 acres, more or less, the portion herein containing 32.93 acres and having the following metes and bounds, to-wit:

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BEGINNING at an iron pin in the center of Standing Springs Road at the corner of Kay, and running thence N 81-30 W 1,881 feet to a point in the branch; thence with the branch as the line, N 16-30 E 414 feet to an iron pin; thence with said branch, N 26-15 E 373 feet to an iron pin; thence with said branch, N 6 E 323.5 feet to an iron pin; thence S 75-41 E 607.8 feet to an iron pin; thence S 69-26 E 217.9 feet to an iron pin; thence S 23 E 400 feet to an iron pin; thence S 76-36 E 400 feet to an iron pin; thence S 76-36 E 651.8 feet to an iron pin; thence S 10-04 W 119.8 feet to the corner of Johnston; thence with his lot, N 76-30 W 230.4 feet to an iron pin; thence S 4-31 W 308.7 feet to an iron pin; thence S 72-24 E 219.6 feet to an iron pin; thence S 77-38 E 102.8 feet to a point in the center of Standing Springs Road; thence S 3 W 150.25 feet to the point of beginning and being the same tract as shown on said plat as 34.55 acres less the tract of 1.62 acres retained by Johnston, and being the same conveyed to the Mortgagor by Alan H. Norris by deed to be recorded of even date herewith.

This mortgage is second to and junior in lien to that mortgage to Travelers Rest Federal Savings and Loan Association in the sum of \$75,000.00

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
Chester W. Johnston, his

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, his 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 Fifteen Thousand and No/100ths----- 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.