

of land containing three (3) acres, and lying on the Southwestern side of St. Mark's Road, and on the Eastern side of Taylors Bridge Road and being fully shown by that certain plat of Terry T. Dill, Registered C. E. and L. S., dated July 26, 1971, duly of record in the RMC Office of Greenville County, South Carolina, said property being more particularly described as follows: BEGINNING at the Northernmost corner at the intersection of Taylors Bridge Road and St. Mark's Road, thence along the Southwestern side of St. Mark's Road, South 33 degrees 33 minutes East Two Hundred Thirty-Eight (238) feet to iron pin corner and continuing South 35 degrees 28 minutes East Two Hundred Twelve (212) feet to iron pin corner, thence South 55 degrees 48 minutes West One Hundred Fifty and Two-Tenths (150.2) feet to iron pin corner, thence South 36 degrees 52 minutes East Fifty (50) feet to iron pin corner, thence South 55 degrees 22 minutes West Two Hundred (200) feet to iron pin corner; thence North 57 degrees 11 minutes West Two Hundred Thirty-Four (234) feet to corner in Taylors Bridge Road, thence along a line in said road North 29 degrees 19 minutes East One Hundred Seventy-Five (175) feet to corner and continuing in said road North 19 degrees 40 minutes East Three Hundred Forty-Nine (349) feet to point of beginning; said tract being bounded on the North and Northeast by St. Mark's Road, on the South and Southwest by lands of Yearick and on the West and Northwest by Taylors Bridge Road. The above-described property having been conveyed unto Beth A. Jones by deed of John M. Greene, Trustee No. 1, dated July 1, 1974, duly of record in the RMC Office of Greenville County, South Carolina, in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.

This is a second mortgage on the above-described property, the first mortgage thereon having been heretofore given by John M. Greene, Trustee No. 1, unto The First National Bank of South Carolina, Anderson, S. C., dated September 3, 1971, duly of record in the RMC Office of Greenville County, South Carolina, in Mortgage Book 1205 at Page 296.

AND IT IS AGREED, That the mortgagor herein is----- to keep the building on said premises insured against loss by fire and windstorm in the sum of **Thirty-Three Thousand Eight Hundred Eighty-Five and 47/100 (\$33,885.47)**----- Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as **his** interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of **eight** per cent per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 **John M. Greene, Trustee No. 1, his Successors**----- ~~Holds~~ and Assigns forever.

AND **I** do hereby bind **myself and my**----- Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said **John M. Greene, Trustee No. 1, his Successors**----- ~~Heirs~~ and Assigns from and against **me** and **my** Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

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