

BEGINNING at an iron pin on the western edge of Stone Lake Drive, joint front corner of Lots Nos. 55 and 56, and running thence along the joint line of said lots; N. 76-30 W. 231.3 feet to a point on the margin of a lake, the joint rear corner of said lots; thence along the margin of said lake, a traverse line being S. 30-56 W. 125.8 feet, to a point at the joint rear corner of lots nos. 56 and 57; thence along the joint line of said lots, S. 76-30 E. 269.0 feet to an iron pin on the western edge of Stone Lake Drive; thence along the western edge of Stone Lake Drive, N. 13-30 E. 120.0 feet to the beginning corner.

Being the same tract of land conveyed to Richard Alpert by deed recorded in the R.M.C. Office for Greenville County in Deed Book 862 at Page 64.

As to Tract # 1, this is a second mortgage.

As to Tract # 2, this is a first mortgage.

It is expressly agreed that this mortgage will be paid upon the transfer of Tract # 1.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof 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(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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