

206.5 feet N. 61-13 W. from the intersection of North Main Street and Springwood Avenue, and running thence with the line of said Walter S. Griffin N. 19-07 E. 102.3 feet to line of other lot described herein; thence N. 64-55 W. 10 feet to iron pin; thence S. 19-07 W. 101.2 feet to iron pin on Springwood Avenue; thence with Springwood Avenue S. 61-13 E. 10 feet to the beginning corner.

This mortgage is junior in rank to a net ground lease held by Southern Mortgage Investment Co., Inc. and also to a mortgage held by Southern Bank and Trust Company.



The above described land is the same conveyed to me by deed from D. O. Dunlap and Mallie B. Dunlap on the 7th day of January 19 64 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 945 Page 250

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 First Piedmont Bank and Trust Company, its

Heirs and Assigns forever.

And I do hereby bind my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its 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 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 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.

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