

BEGINNING at an iron pin corner on the southerly side of Belhaven Road, which corner is common with property now or formerly of Franklin, and running thence S. 04-42 E. 256.65 feet to an iron pin corner; thence N. 88-40 W. 10.86 feet to an iron pin corner; thence S. 42-24 W. 52.86 feet to an angle; thence S. 48-21 W. 78.22 feet to a corner; thence N. 42-43 W. 60.06 feet to a corner; thence S. 63-10 W. 147.05 feet to a corner on the easterly side of McKinney Street; thence N. 42-42 W. 83.35 feet to a corner; thence N. 70-34 E. 70.05 feet to a corner; thence N. 09-47 W. 252.93 feet to a corner on the southerly side of U. S. Highway 29 By-Pass; thence N. 69-59 E. 83.91 feet to an angle; thence N. 80-02 E. 106.57 feet to an angle; thence S. 83-00 E. 106 feet to the beginning corner. This property is bounded on the north by U. S. Highway 29 By-Pass and Belhaven Road, on the east by property now or formerly of Franklin, on the south by property of the estate of John Welborn and Claussen Bakery, Inc., and on the west by McKinney Street and property now or formerly of McKinney.

The lien of this mortgage shall constitute a first lien as to Parcel No. 1 and a second mortgage lien as to Parcel No. 2, to be junior in lien to the lien of a first mortgage thereon executed by the mortgagors to The Peoples National Bank, Greenville, South Carolina, in the principal amount of \$80,000.00, dated April 20, 1973, recorded in the Office of the Clerk of Court for Anderson County, S. C. in Mortgage Book 573, at Page 665.

The above described land is the same conveyed to us by  
 (Greenville County) Woodrow Willimon on the 7th day of  
 (Anderson County) Edna Johnson 19 70 deed recorded in the office of Register of Mesne Conveyance  
 December 16th  
 March 904 71 Page 199  
 for Greenville County, in Book 16-T Page 942

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

BANKERS TRUST OF SOUTH CAROLINA, ITS SUCCESSORS

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor.s, agree to insure the house and buildings on said land for not less than One Hundred and Fifty Thousand and No/100 (\$150,000.00) 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 we 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 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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