

on Springwood Avenue (formerly Elford Street), and having the following metes and bounds:

BEGINNING at an iron pin on the North side of Springwood Avenue, joint corner of property of Janie K. Vaughn and Walter S. Griffin, which point is 206.6 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. 64-56 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 is the same property conveyed to the mortgagor by D.O. and Mallie B. Dunlap by deed dated January 3, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 739 at page 312.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina designated as Property of James A. Vaughn et al on plat entitled "Property of James A. Vaughn et al" made by Dalton and Neves in 1958 recorded in the R.M.C. Office for Greenville County in Plat Book SS at page 53, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Elford Street and running thence N. 20-04 E. 94.5 feet to an iron pin; thence S. 64-01 E. 111.0 feet to an iron pin; thence S. 18-25 W. 101.2 feet to an iron pin on West Elford Street; thence running along West Elford Street N. 60-24 W. 114.9 feet to the point of beginning, less that part obtained by South Carolina Highway Department of the widening of Elford Street.

For derivation see Volume 612 at page 165 and Volume 612 at page 150 in the R.M.C. Office for Greenville County and deed of Southern Mortgage Investment Company, Inc. to R.M. Caine, dated June 15, 1976 to be recorded, recorded August 10, 1976, Deed Book 1040, page 963.

This mortgage is junior to the mortgage of R.M. Caine to First Piedmont Bank & Trust Company (covering the first two parcels) recorded in the R.M.C. Office for Greenville County in Mortgage Book 1331 at page 300 and to the mortgage of Southern Mortgage and Investment Co., Inc. to R.M. Caine (covering the third parcel) recorded in said R.M.C. Office in Mortgage Book 1331 at page 303, assigned as collateral to First Piedmont Bank & Trust Company. First Piedmont Bank & Trust Company holds said mortgages as collateral for a single note given by R.M. Caine, which has a balance of \$86,281.13 with interest from July 15, 1976.

This mortgage is also junior to a mortgage originally given by Greenville Motel Company, Inc. to Liberty Life Insurance Company recorded in said R.M.C. Office in Mortgage Book 852 at page 427, having a present balance not in excess of \$4,500.00. (SEE CONTINUATION SHEET)

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, N.A.
its successors ~~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 Bankers Trust of South Carolina, N.A.

its successors ~~Heirs~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than One hundred fifty thousand (\$150,000.00) Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in my name as owner and its name as mortgagee

name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

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