

Highway No. 29 the following courses and distances: S. 53-15 W. 1002514141 PAGE 686
more or less, N. 36-45 W. 25 feet, S. 53-15 W. 498 feet more or less, S.
36-45 E. 25 feet, S. 53-15 W. 425 feet more or less; thence turning and
leaving said right-of-way S. 78-00 W. 380 feet more or less to an old
iron pin, corner of property now or formerly belonging to Hudson; thence
turning and following the line of the Hudson property the following
courses and distances: N. 23-02 E. 111.7 feet to an old iron pin, N.
76-39 E. 127 feet to an old iron pin, N. 40-13 E. 180 feet to an old
iron pin, N. 26-43 W. 296.3 feet to an old iron pin on Mountain Creek;
thence turning and running with Mountain Creek as the line N. 55-39 E.
861 feet to an iron pin on the northeasterly side of Reid School Road;
thence turning and running on a line crossing Reid School Road, S. 39-30
E. 165 feet to an iron pin near the southwesterly edge of the right-of-
way of said Road; thence turning and running on a line into Reid School
Road S. 75-00 E. 356.4 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Harry R.
Stephenson and William K. Stephenson, dated September 13, 1973, recorded September 19,
1973, in the RMC Office for Greenville County in Deed Book 984, at page 380.

A portion of the above-described property along the southwesterly edge of Reid School
Road, including a 50 foot triangular site area at the intersection of Reid School Road
and U. S. Highway No. 29 was acquired by the South Carolina State Highway Department by
condemnation on December 21, 1960, Docket No. 23469; by instrument dated June 24, 1970;
Taylors Fire & Sewer District acquired a 25 foot right of way across the property near
or adjacent to the southwesterly edge of Reid School Road, by instrument dated
November 6, 1972; the South Carolina Highway Department obtained a right of way
easement for approximately 2,000 sq. ft. of land within the right of way for U. S.
Highway No. 29 by instrument dated January 31, 1973; Duke Power obtained an easement
for installation of a pole line to be constructed parallel to Reid School Road and
within the above mentioned sewer line right of way, or between said road and said right
of way.

This mortgage is junior in lien to that certain Note and Mortgage heretofore executed
unto First Citizens Bank and Trust Company recorded in Mortgage Book 1394, at page 434.

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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