

1411 0001

This mortgage is subordinate and junior to that certain mortgage given by William Schwiers, Jr. to First Federal Savings and Loan Association in the original amount of \$50,000.00 recorded in Mortgage Book 1269, page 114.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on branch waters of Maple Creek and Reedy River, about 8 3/4 miles from Greenville Court House, and about 3/4 miles from Mauldin Station and having the following lines, metes and bounds, to-wit:

BEGINNING on an iron pin in the road and running thence N 82 1/4 E 396 feet to a dogwood; thence N 51 1/3 E 1,072.50 feet to a P.O. stump (iron pin); thence N 14 1/4 E 359.04 feet to an iron pin in road; thence with said road S 83 W 770.88 feet to an iron pin; thence with road N 85 2/3 W 627 feet to an iron pin in road; thence S 3 E 561 feet to iron pin in road; thence S 5 1/2 E 432.96 feet to iron pin in road; thence to beginning corner, containing 22 acres, more or less. LESS the property conveyed by deed recorded in Deed Book 127, page 372.

This mortgage constitutes a first lien on the above described property, less the 2.93 acre tract and the 8.06 acre tract above described.

This is a portion of property conveyed to the mortgagor herein by deed of William Schwiers, Jr., recorded in Deed Book 1107, page 473, on July 23, 1979.

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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