

an iron pin; thence S. 26-00 W., 200.0 feet to an iron pin; thence N. 64-00 W., 217.8 feet to an iron pin; thence N. 26-00 E., 200.0 feet to an iron pin, joint corner with a 20' easement, being the point of beginning. Also including a 20' easement as shown on said plat running from Lodgewood Trail to said 1.00 acres. (Known as a part, Lot 6, Hearthstone Estates)

This is a portion of the property conveyed to the mortgagors by deed of William T. Adams, Jr. as recorded in the R.M.C. Office for Greenville County in Deed Book 1094 at Page 65, and recorded 12/20/78.

This mortgage is second and junior in lien to that mortgage between Anthony W. Abercrombie and Bonnie F. Abercrombie to Heritage Federal Savings and Loan Association recorded in Mortgage Book 1507 at Page 449 and recorded July 11, 1980 in the original amount of \$100,000.00.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances, to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

A default under this instrument or under any other instruments heretofore or hereafter executed by Borrowers and/or undersigned to Lender, or a default by Borrowers, and/or undersigned, under any instruments constituting a lien prior to the lien of this instrument, shall, at the option of the Lender, constitute a default under any one or more or all instruments executed by Borrowers and/or undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrowers and/or to Lender may be declared immediately due and payable.

THE UNDERSIGNED hereby bond themselves, their heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against the undersigned, their heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, that if Borrowers shall pay unto Lender, its successors and assigns, the aforesaid indebtedness and

0.30.8

4328 RV-2

QW9