

Lot No. 10, N. 86-32 E. 175 feet to an iron pin in the line of Lot No. 12; thence with the line of Lot No. 12 S. 4-38 E. 102.1 feet to an iron pin on the northern side of Lanewood Drive; thence with the northern side of Lanewood Drive S. 89-39 W. 39.2 feet to an iron pin; thence S. 86-32 W. 110.8 feet to an iron pin at the intersection of Lanewood Drive and Forrester Drive; thence with the curve of the intersection of Lanewood Drive and Forrester Drive, the chord of which is N. 49-03 W. 35.7 feet to an iron pin on the eastern side of Forrester Drive; thence with the eastern side of Forrester Drive N. 4-38 W. 75 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of the Mortgagee herein dated February 26, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1162, at page 978, on 26 Feb., 1982.

This mortgage is junior and subordinate in lien to that certain mortgage given by the Mortgagors herein to American Federal Savings and Loan Association, of even date herewith, to be recorded in the RMC Office for Greenville County, South Carolina. It is understood and agreed that any default by the Mortgagors under the terms and conditions of the aforesaid Mortgage to American Federal Savings and Loan Association shall constitute an act of default under the within Mortgage entitling the Mortgagee to exercise all rights and remedies set forth therein.

Mortgagor shall deliver to Mortgagee copies of receipts or other satisfactory evidence of payment of all taxes and insurance applicable to the premises. Tax receipts shall be delivered within fifteen (15) days of the last date for payment thereof without penalty and evidence of insurance payments shall be delivered not less than thirty (30) days prior to the expiration date of the policy.

In the event that the Mortgagors herein shall convey away the mortgaged premises or if title thereto shall become vested in any other person whatsoever, other than by death of a Mortgagor, the indebtedness secured hereby shall, at the option of the Mortgagee, become immediately due and payable.

Mortgagors covenant and agree that no further encumbrances shall be placed against the mortgaged premises during the term of this Mortgage, and the aforesaid first Mortgage to American Federal Savings and Loan Association shall not be modified so as to extend the time for payment thereof without the express consent of the Mortgagee herein.

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 E. A. McDonald, Jr., his

Heirs, Successors and Assigns forever, And we do hereby bind ourselves and our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said E. A. McDonald, Jr., his

Heirs, Successors and Assigns, from and against us and our Heirs, Executors, Administrators, Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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