

AS TO LOT 72: BEGINNING at an iron pin on the east side of Chestnut Ridge Road at the northwest corner of Lot 71 and running thence along the line of Lot 71, due east 200 feet to an iron pin on a proposed drive; thence along the proposed drive, N 23-05 E, 39 feet to an iron pin; thence continuing with proposed drive, N 79-15 E, 115 feet to an iron pin; thence N 02-34 E, 70 feet to an iron pin at the corner of property formerly belonging to J. B. Hall; thence along Hall Property, S 81-30 W, 311.5 feet to an iron pin on the east side of Chestnut Ridge Road; thence with said Road, S 21-10 W, 81.5 feet to the beginning corner.

AS TO LOT 71: BEGINNING at an iron pin on the west side of Chestnut Ridge Road at the joint front corner of Lots 71 and 72, also being the corner of other property now or formerly of Raford H. Hall, and running thence with the line of Lot 72, due east 200 feet to an iron pin on the western side of a proposed drive; thence along the western edge of said drive, S 03-55 E, 63 feet to an iron pin; thence continuing with said drive, S 34-05 W, 70 feet to an iron pin; thence with the line of property formerly of Furman University, due west 251 feet to an iron pin on the east side of Chestnut Ridge Road; thence with said Road, N 38-20 E, 88 feet to an iron pin; thence still with the east side of Chestnut Ridge Road, N 31-30 E, 60.4 feet to the beginning corner.

DERIVATION: Deed to John F. Palmer and Joyce Deal Palmer, recorded November 11, 1971, in Deed Book 929, Page 464; also deed for one-half interest to Joyce Deal Palmer recoreed February 29, 1980, in Deed Book 1121, Page 428.

This mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association, recorded May 7, 1973, in REM Book 1274, Page 707, RMC Office for Greenville County.

ALSO: ALL that certain 26.801 acre tract of land, situate, lying and being on the west side of S.C. Highway 186 and on the south side of the road known as Bottoms Road in the Dacusville Community of PICKENS COUNTY; being shown as a 26.801 acre tract on survey for Melvin W. Bashor, Jr., prepared by Piedmont Surveying, dated May 18, 1979; said Plat is recorded in the Office of the Clerk of Court for Pickens County in Plat Book 22, Page 213. Reference to said Plat is hereby made for the complete metes and bounds thereof.

DERIVATION: Deed to Anne L. Bashor, recorded June 7, 1979, in Deed Book 13-P, Page 332, Office of Clerk of Court for Pickens County.

This mortgage is junior in lien to that certain mortgage in favor of Federal Land Bank of Columbia, recorded September 25, 1980, in Mortgage Book 13-N, Page 642, Office of the Clerk of Court for Pickens County, and mortgage to Community Bank for \$67,000.00, recorded 11/12/82, in Mortgage Book 13-T, Page 302. See back page of this Mortgage for EXHIBIT "A" -- RELEASE PROVISIONS, to be incorporated herein and made a part hereof.

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 _____ Dollars, 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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