

ALSO:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being at Taylors, Greenville County, South Carolina, and being more particularly described as Lot 70, as shown on a Plat entitled "Section Two, Subdivision for Burlington Industries, Inc., Taylors, South Carolina", made by Piedmont Engineers & Architects, July 8, 1965, recorded in the RMC Office for Greenville, South Carolina, in Plat Book JJJ, at Page 49. According to said Plat, the within described lot is also known as 11 Hill Street and fronts thereon 100.3 feet.

This being the identical property conveyed to the Mortgagors by deed of P. J. Jameson, dated April 2, 1982, said deed recorded in the RMC Office for Greenville County.

This mortgage is second and junior in lien to that certain mortgage executed by P. J. Jameson in favor of Panstone Mortgage Service, Inc. recorded May 19, 1978, in the RMC Office for Greenville County in REM Book 1432, Page 611, in the original amount of \$20,200.00

ALSO:

ALL that certain piece, parcel or tract of land with improvements thereon, lying and being situate in the County of Greenville, State of South Carolina, containing 5.93 acres in accordance with plat made by Webb Surveying Co. for the Mortgagors, dated December, 1982 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the western side of Brushy Creek Road and the southern side of Jones Road, being the intersection of these two roads and running thence N. 34-45 E., 109.4 feet to an iron pin; thence turning and running N. 50-05 W., 317.9 feet to an iron pin; thence turning and running N. 40-29 E., 166.75 feet to an iron pin; thence turning and running S. 49-40 E., 304.27 feet to an iron pin on the western side of Brushy Creek Road; thence turning and running with Brushy Creek Road N. 35-45 E., 108.7 feet to an iron pin; thence continuing with Brushy Creek Road N. 33-46 E., 19.9 feet to an iron pin; thence turning N. 48-57 W., 320.1 feet to an iron pin; (continued on back)

SEE SEPARATE DERIVATIONS

19 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book Page

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 Commercial Mortgage Co., Inc.

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And we do hereby bind our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their successors and Assigns, from and against Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than Fourteen Thousand and 00/100----- 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, and that in the event we 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his 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, 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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