

the J. M. Fortner property, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book G, page 129, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the northeast side of Welcome Street, joint corner of Lots 12 and 13, which point is 112.6 feet from the intersection of Harvard street and Welcome Street, and running thence along the joint line of Lots 12 and 13, in a northeasterly direction, 125 feet to an iron pin, joint rear corner of Lots 12, 13, 16 and 17; thence in a southeasterly direction along the rear line of Lots 12, 11, 17 and 18, 100 feet to an iron pin, joint rear corner of Lots 10, 11, 18 and 19; thence along the joint line of Lots 10 and 11, of Block 3, in a southwesterly direction, 125 feet to an iron pin on Welcome Street; thence along the line of Welcome Street, in a northwesterly direction, 100 feet to the beginning corner.

The above described property is the same conveyed to James E. Freeman by Ben Harold Scott by deed dated April 27, 1950 and recorded in the R. M. C. Office for Greenville County in Book 403, Page 147.

This mortgage is junior to a certain mortgage given this day to First Federal Savings and Loan Association over the aforesaid tract of land containing 99 $\frac{1}{2}$  acres.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 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 Charles V. Verner, his

Heirs and Assigns forever.

And I do hereby bind myself \_\_\_\_\_, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, \_\_\_\_\_ his \_\_\_\_\_ Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I \_\_\_\_\_, the said mortgagor, agree to insure the house and buildings on said land for not less than Four Thousand (4,000.00) \_\_\_\_\_ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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 I 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 I \_\_\_\_\_ 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.