

ALSO: All that piece, parcel or lot of land in Greenville Township, said County and State, about four miles west of Greenville County Court House, west of and near Cedar Lane Road, on corner of Lily Street and Berry Avenue, being known as Lot Number Fifteen (No. 15) on plat of property of C.O. Berry, made by H.S. Brockman, R.S., May 10-11, 1950 recorded in Plat Book "X", page 193, and according to said plat having the following metes and bounds to-wit:

BEGINNING at a point on northern side of Lily Street at its intersection with Berry Avenue, and running thence N. 62-10 E. 100 feet along northern side of Lily Street to point, joint corner with Lot No. 16; thence N. 15-55 W. 204 feet along western line of Lot No. 16, to point, joint rear corner with Lot No. 16 in rear line of Lot No. 14; thence S. 78-12 W. 98.4 feet along line of Lot No. 14 to point on the eastern side of Berry Avenue, joint corner with Lot No. 14; thence S. 15-55 E. 230 feet along eastern side of Berry Avenue to point of beginning.

ALSO: All that other piece, parcel or lot of land in the said Township, County and State, on the eastern side of Berry Avenue adjoining the property last above described, being the front or western portion of Lot Number Fourteen (No. 14) of said plat, and, according to said plat, in part, having the following metes and bounds to-wit:

BEGINNING at a point on eastern side of Berry Avenue, joint corner with Lot No. 15 of said plat, and running thence N. 78-12 E. 98.4 feet along line of Lot No. 15 to point, joint corner with Lots Nos. 15 and 16, also joint corner with the eastern portion of said Lot No. 14 conveyed to Williams; thence N. 15-55 W. 280 feet, more or less, along line of said Williams property, to point in northeastern line of said Lot No. 14; thence N. 70-35 W. to point, iron pin, joint corner with Lot No. 13; thence in a southwesterly direction along line of said Lot No. 13 to point, corner of said Lot No. 13; thence N. 74-43 W. along line of said Lot No. 13 to point at the eastern side of Berry Avenue; thence S. 15-55 E. 276 feet along Berry Avenue to point of beginning.

The two properties last hereinabove described are the same conveyed to us by Annie L. Cannon by deed dated August 21, 1953, same recorded in said R. M. C. office.

This is a first mortgage as to the said Lots Nos. 9 and 10, hereinabove described, and is given to obtain funds with which to pay on purchase price therefor; and this is a second mortgage over said Lots No. 15 and western portion of Lot No. 14, hereinabove described, being second and junior to a first mortgage over same executed by us to Annie L. Cannon, dated Aug. 21, 1953, recorded in Vol. 571 at page 400. But there are no other mortgages, judgments nor other liens or encumbrances over or against same, prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at her option, foreclose this mortgage or pay said items and add the same so paid, to the principal indebtedness owing, and they shall bear interest at the same rate.

Subject to all rights of way of the Duke Power Co., recorded.

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 Annie L. Cannon, her Heirs and Assigns forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Annie L. Cannon, her

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

comprehensive, fire and extended coverage,
And the said mortgagor S agree to insure the house and buildings on said lot in a sum not less than One Thousand (\$1,000.00) Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagors' name and reimburse herself for the premium and expense of such insurance under this mortgage, with interest.