

thence N. 54-10 W. 483 feet to turn; thence N. 9-15 W. 520 feet to corner in creek which is also a point in the lands now or formerly of J. O. Waddell; thence along property now or formerly of Waddell, S. 45 W. 1150 feet to corner on lands conveyed to J. K. Keller by Jasper C. Moore; thence as a dividing line between this land and the lands conveyed to Keller, S. 27-45 E. 2080 feet to the beginning corner. LESS a five-acre tract conveyed by J. Sam Marshbanks to Sara L. McGana by deed dated Jan. 20, 1947 and recorded on Jan. 21, 1947 in office of R.M.C. for Greenville County in Deed Book 306, Page 64. SEE Deed Book 283, Page 306, Jasper C. Moore to J. Sam Marshbanks.

This also being the same property conveyed to the Mortgagors by Joseph Sam Marshbanks by deed of even date. This mortgage being a second lien and encumbrance on the property junior only to a mortgage executed to Security Federal Savings and Loan Association of Greenville (which is the first lien) by mortgage of even date.

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 Joseph Sam Marshbanks, his

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 mortgagee, his Heirs and Assigns, from and against them 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, 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, and that in the event 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.