

ALL that certain piece, parcel or lot of land with a building thereon situate, lying and being on the westerly side of S. C. Highway No. 291 within the corporate limits of the City of Greenville, Greenville County, S. C. shown and designated on a plat dated March 27, 1970 by Campbell and Clarkson recorded in the office of the Registrar of Mesne Conveyances, Greenville County, South Carolina and according to said plat having the following metes and bounds, courses and distances: BEGINNING at an iron pin corner on the westerly side of S. C. Highway No. 291, said point being 1289.1 feet in a southwesterly direction from the point where the northwesterly side of S. C. Highway No. 291 intersects with the southerly side of La Grande Boulevard and running thence along the westerly side of said highway S 26-04 W 150 feet to an iron pin corner, thence N 63-56 W 287.8 feet to an iron pin corner, thence N 28-20 E 150.1 feet to an iron pin corner, thence S 63-56 E 281.65 feet to the beginning corner.

This is a second mortgage on the above described property, the first mortgage being executed in favor of Wachovia Bank and Trust Company, N. A. by instrument dated January 21, 1970 recorded in the office of the Registrar of Mesne Conveyances, Greenville County in Mortgage Book 1146, Page 509.

AND IT IS AGREED, That the mortgagor _____ to keep the building on said premises insured against loss by fire and windstorm in the sum of _____ Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as _____ interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of _____ per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Wachovia Bank and Trust Company, N. A., it successors _____ Heirs and Assigns forever.

AND _____ do hereby bind _____ Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Wachovia Bank and Trust Company, N. A., it successors _____ Heirs, Execut. Adminis- trators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.