

ingress and egress to and from said property, over and along a strip of land not less than Twelve (12) feet wide at all points, extending from said lot of land easterly to and connecting with the said Means Street, same being along a driveway now and already established and used by mortgagor on and along the southern side of other property owned by mortgagor, and same to be appurtenant to the said lot and property hereinabove described and to follow same, that is, for the purposes of this mortgage.

Also, all that other piece, parcel or lot of land in said City, Township, County and State, on the western side of Means Street, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the western side of Means Street at the southeastern corner of the lot of land heretofore conveyed by mortgagor to McFarland T. DeVore, and running thence with the line of said lot in a westerly direction, Seventy Six (76) feet, more or less, to an iron pin; thence in a southwesterly direction, parallel with Means Street, Fifty (50) feet to an iron pin, corner of other property of mortgagor; thence with the northern line of said other property of mortgagor, in an easterly direction, Seventy Six (76) feet to an iron pin on Means Street; thence with the western side of said Means Street, in a northeasterly direction, Fifty (50) feet to the beginning corner.

This is a first mortgage over the property first hereinabove described.

This is a second mortgage over the property last hereinabove described, being second and junior to a first mortgage over same executed by me to the Fidelity Federal S. & L. Assn., of Greenville, S. C., recorded in Vol. 395 at page 485 in R.M.C. office on July 28, 1948, in the original amount of \$925.00.

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

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 H. K. Townes,
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 H. K. Townes,

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