

ALSO, all that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the West side of the Old Augusta Road, being known and designated as Lot No. 19 on Plat of Augusta Road Ranches by Dalton & Neves, April, 1941, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book M, page 47, and having the following metes and bounds:

BEGINNING at an iron pin on the West side of the Old Augusta Road, corner of Lots Nos. 19 and 20; thence S. 89-47 W. 198.8 feet to an iron pin on the East side of a 15-foot alley; thence with said alley, N. 00-13 W. 50 feet to an iron pin on the South side of DeOyley Avenue; thence with said Avenue, N. 89-47 E. 178.4 feet to an iron pin; thence with said Avenue along a curve (the chord being S. 42-36 E. 33.7 feet) to an iron pin on the West side of the Old Augusta Road; thence S. 5-00 W. 25.2 feet to the beginning.

The above described property is the same conveyed to us by Ralph J. Gilbert by Deed dated September 8, 1953, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 485, page 259.

This is a second Mortgage over the above described lot.

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 C. E. Robinson, as Trustee under B. M. McGee will, his Successors

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

And we, the said mortgagor_s, agree to insure the house and buildings on said land for not less than Five Thousand and No/100 - - - 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 we 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 we the said mortgagor_s, 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.