

Avenue N. 10-00 E. 75 ft. to the beginning point, and being the same lot conveyed to mortgagor by J. R. Richardson by deed recorded in Vol. 480, page 65 in the R. M. C. Office for Greenville County and this mortgage is given as junior to a mortgage given the Laurens Federal Savings & Loan Association and recorded in the Greenville County R. M. C. Office.

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 Farmers Bank of Simpsonville, **its successors** 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 Farmers Bank of Simpsonville, **its successors** Heirs and Assigns, from and against me and my 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 lot in a sum not less than **Six Hundred Eighty Seven and No/100 --** Dollars in a company or companies satisfactory to the mortgagee, and 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 **its own** name and reimburse **itself** for the premium and expense of such insurance under this mortgage, with interest.