

turning and running along the joint line of Lots 92 and 93; N. 55-15 E. 147.2 feet to an iron pin on the southwestern side of Gardenia Drive; thence along the southwestern side of Gardenia Drive, S. 33-48 E. 55 feet to an iron pin; thence along the curve of Gardenia Drive, the chord of which is S. 19-11 E. 39.3 feet to an iron pin; thence S. 11-46 W. 38 feet to an iron pin; thence S. 41-55 W. 38 feet to an iron pin on the northwest side of Gardenia Drive; thence along the northwest side of Gardenia Drive, S. 57-47 W. 75 feet to the point of beginning.

LOT NO. 96:

BEGINNING At an iron pin on the northeastern side of Edgemont Ave. Ext. at the joint front corner of Lots 96 and 97 and running thence along the joint line of said lots, N. 57-03 E. 180 feet to an iron pin in the center of a ten-foot utility easement, in the rear line of Lot 92; thence along the rear line of Lot 92 and the center of said utility easement, S. 32-57 E. 50 feet to an iron pin in the rear line of Lot 94; thence along the rear line of Lot 94, S. 37-01 W. 58.4 feet to an iron pin, joint rear corner of Lots 94, 95 and 96; thence along the joint line of Lots 95 and 96, S. 37-03 W. 125 feet to an iron pin on the northeastern side of Edgemont Ave. Ext.; thence along the northeast side of Edgemont Ave. Ext. N. 32-57 W. 70 feet to the point of beginning.

The above property is subject to restrictions dated Sept. 13, 1955, and existing easements.

This mortgage is junior in rank and lien to that certain mortgage of even date herewith covering the above described lots, executed by mortgagor to First Federal Savings & Loan Association of Greenville, S. C.

The above described land is the same conveyed to me by Ira A. Giles, Jr. on the 8th day of February, 1956, deed recorded in the Office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_, Page \_\_\_\_\_.

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 Ira A. Giles, Jr., 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 mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than \$7,500.00 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 I 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 I, 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.