

Lot No. 3: BEGINNING at an iron pin on the Old Tessie Tapp line corner of Staggs property, and running thence S. 27-45 E. 339 feet to a locust post in a field; thence N. 62-45 E. 354 feet to a stake on the Old Tapp line; thence with the Old Tapp line, N. 75 W. 495 feet to an iron pin at the point of beginning, and containing 1.35 acres and being the identical property conveyed to Richard M. Staggs and Lillian T. Staggs by deed recorded in Deed Book 493, at pg. 38.

Lot No. 4: BEGINNING on the northern edge of the treatment on the S.C. Highway 14, Staggs' corner, and running thence N. 79-30 E. 515 feet to an iron pin; thence S. 27-45 E. 239.5 feet to an iron pin; thence S. 71-10 W. 473.5 feet to the edge of the above named road; thence with the edge of said road N. 32-50 W. 321 feet to the point of beginning, containing 3.05 acres and being the identical property conveyed to Richard M. Staggs and Lillian T. Staggs by deed of Garland G. Tapp recorded in Deed Book 592, at page 435. A prior deed of Tessie G. Tapp to the said Garland G. Tapp, conveying the described premises was not recorded and was lost so a quitclaim deed from the heirs of Tessie Tapp to the mortgagor and her children was recently recorded.

The mortgagor herein became the owner of an undivided 1/2 interest in the above described property by virtue of the aforementioned deeds to her and her late husband, Richard M. Staggs and inherited another undivided interest from her late husband who died intestate on March 26, 1961, as may be seen by reference to Apartment 762, File 16 in the Office of the Probate Judge for Greenville County. It is the intent of the mortgagor to subject her entire interest in the above property to the lien of this mortgage.

There is a mortgage executed by the mortgagor to the Mortgagee in the amount of \$2,587.50 which is recorded in Mortgage Book 980, at page 201. These two mortgages shall be of equal rank. A default under either mortgage will constitute a default under both mortgages.

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 **E. H. Edwards,** 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 **Four Hundred Fifty-Three and 70/100** 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 **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.