

Township, on the eastern side of Holliday's Dam Road, containing 1.97 acres, more or less, and having, according to plat by T. J. Leslie, R. S., April 24, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book CC at Page 29, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Holliday's Dam Road 27 feet, S. 28-40 W. from an iron pin, and running thence with the center of said road, N. 32-30 W. 400 feet to an iron pin in the center of the intersection of said road and a dirt road; thence N. 78-25 E. 457.5 feet to an iron pin; thence S. 28-40 W. 490.6 feet to an iron pin in the Holliday's Dam Road; the point of beginning; being the same conveyed to James O. Brown and Jennie Lee H. Brown by Ernest C. Holliday and Ethel B. Holliday on April 28, 1952, recorded in Deed Vol. 455 at page 274. Holliday's Dam Road is also known as Holliday Bridge Road."

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This is a second mortgage on the above described premises, a first mortgage having been given by James O. Brown and Jennie Lee H. Brown to The Commercial Bank, dated October 9, 1965, said mortgage being duly recorded in the office of the Clerk of Court, Greenville County, South Carolina, in Mortgage Book 1010, at page 377.

Mortgagors do hereby covenant and agree to pay promptly when due all taxes, and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that be recovered against the same or that may become a lien thereon; and, in default thereof, said mortgagee shall have the same rights and options as below provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, or any insurance premiums, taxes or other charges be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee or its Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a Receiver with authority to take possession of said premises and collect said rents and profits applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, That the mortgagors herein are - - - - - to keep the building on said premises insured against loss by fire and windstorm in the ~~sum of~~ full insurable value thereof, - - - - - ~~in~~ in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of six per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 The Commercial Bank, its Successors - - - - - ~~Heirs~~ and Assigns forever.

AND We do hereby bind ourselves and our - - - - - Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said The Commercial Bank, its Successors - - - - - ~~Heirs~~ and Assigns from and against us - - - - - and our - - - - - Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.