

BEGINNING at an iron pin on Buncombe Street at the corner of lot heretofore conveyed by J. D. Bridges to A. T. Guy and running thence with Buncombe Street, S. 30-14 E. 60.9 feet to an iron pin, corner of Symms property; thence with Symms property, N. 69-16 E. 118.2 feet to an iron pin; thence N. 13-15 W. 75 feet to an iron pin, corner of lot heretofore conveyed to the said A. T. Guy by J. D. Bridges; thence with his line 141 feet to the beginning corner.

ALSO

ALL that certain piece, parcel or lot of land in the City of Greenville, on the Northeastern side of Buncombe Street, and having the following metes and bounds, according to a plat made by T. C. Adams, Engineer, in June, 1947:

BEGINNING at an iron pin on the northeastern side of Buncombe Street at corner of the property now or formerly owned by J. H. Rush, and running thence with the line of said property, N. 61-14 E. 117.9 feet to an iron pin, corner of property of Belle B. Hunt; thence with the line of the Hunt property; S. 16-34 E. 49.8 feet to a point in wall of the brick building owned by Belle B. Hunt; thence with the line of the property of Belle B. Hunt (said line being three inches in the wall), S. 56-24 W. 102.1 feet to a point on Buncombe Street, said point being marked "X" on the front wall, which point is three inches from the outer corner of said wall; thence with the northeastern side of Buncombe Street, N. 33-57 W. 57.5 feet to the point of beginning.

This mortgage is executed subsequent to a note and mortgage dated May 4, 1965 covering this same property from Burgin Motor Co., Inc. to The Peoples National Bank recorded in the R. M. C. Office for Greenville County in Mortgage Book Volume 993 at page 439 with the understanding that a default in the payment of either this mortgage or the above mentioned mortgage will be considered a default of both.

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 Peoples National Bank, its 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, its 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, agree to insure the house and buildings on said land for not less than _____ 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, 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.