

**BEGINNING** at an iron pin on the edge of a walk at the corner of the northwestern intersection of Richardson Street and South Main Street, and running thence with the Western side of South Main Street, N. 7-43 E. 128.2 feet to an iron pin at the edge of a walk; thence N. 86-16 W. 293 feet to an iron pin; thence S. 14-26 E. 62.6 feet to an iron pin; thence N. 75-59 E. 10 feet to an iron pin; thence S. 14-26 E. 145 feet to an iron pin on the Northern side of Richardson Street; thence along the side of the said Richardson Street, N. 76-11 E. 220 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by mortgagee, to be recorded of even date herewith.

This mortgage is second and junior-in-lien to the mortgage given to Fountain Inn Federal Savings and Loan Assn. on the 24th day of Sept., 1966, in the amount of \$14,500.00, to be recorded of even date herewith.

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 **Jeff R. Richardson, Sr., his**

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, **his** 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 mortgagors, agree to insure the house and buildings on said land for not less than **Two Thousand, Three Hundred Thirty-Four and 33/100 (\$2,334.33)** 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 mortgagors, 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.