

BEGINNING at an iron pin on an unnamed street approximately 175 feet North of its intersection with Old Hundred Road at the joint corner of Lots Nos. 2 and 3, and running thence with the West side of said unnamed street, N. 15-44 W. 110.15 feet to an iron pin at the joint front corner of Lots 3 and 4; thence with the common line of Lots 3 and 4, S. 84-46 W. 202.5 feet to an iron pin in the Marvin C. Woodson line; thence with the Marvin C. Woodson line, S. 0-23 E. 196.4 feet to an iron pin at the joint rear corners of Lots 3 and 1; thence continuing with the Marvin C. Woodson line, S. 0-23 E. 61.5 feet to an iron pin; thence continuing with the Woodson line, S. 0-35 W. 160.2 feet to an iron pin on the North side of Old Hundred Road; thence with the North side of Old Hundred Road, N. 64-45 E. 200 feet to an iron pin; joint corner of Lots 1 and 2; thence with the common line of Lots 1 and 2; N. 25-15 W. 200 feet to an iron pin in the line of Lot 3; thence N. 64-45 E. 150 feet to an iron pin on the West side of said unnamed street, the point of beginning, and being Lots Nos. 1 and 3 in their entirety.

This is the identical property conveyed to the mortgagors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 807, at page 394, and Deed Book 812, at page 15, respectively.

This mortgage is second and junior-in-lien to that mortgage given to Saluda Valley Federal Savings & Loan Association, 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 J.C. Cox, Jr., 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 and 00/100 (\$2,000.00) 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.