

of E. P. Watson," prepared by C. O. Riddle, RLS, dated January 11, 1966, the following metes and bounds, to-wit: BEGINNING at a point on S. C. Highway 418 at the corner of property formerly owned by W. A. Campbell, and running thence South 19 degrees 28 minutes East six hundred, fifty-three and six-tenths (653.6) feet to a point in the line of property now or formerly owned by Wade Chandler; thence running along the line of property now or formerly owned by Wade Chandler, South 50 degrees 20 minutes West two hundred, seventy and five-tenths (270.5) feet to a point; thence along the line of property owned by E. P. Watson, North 23 degrees 01 minute West seven hundred, fifty-four and nine-tenths (754.9) feet to a point on S. C. Highway 418; thence along said highway North 71 degrees 50 minutes East three hundred (300) feet to the beginning point, and being the same property conveyed unto Robert Fred Chandler and Helen Crone Chandler by deed of Tom Padgett Watson, dated June 5, 1969 and duly recorded in the RMC Office for Greenville County, S. C., in Deed Book 869 at page 472.

The within mortgage is a second lien on the property above described, the first lien being held by Fountain Inn Federal Savings and Loan Association, given by Robert Fred Chandler and Helen Crone Chandler, dated May 22, 1970 in the original sum of \$19,000.00 and duly recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1156 at page 226.

2. All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Oaklawn Township, located on the Northeast side of the intersection of South Carolina Highway No. 418 and Fork Shoals Road, as shown on a Plat of "Property of E. P. Watson," dated March 18, 1967, and recorded in Greenville County RMC Office in Plat Book 000 at page 129 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of Fork Shoals Road, on the Northeast side of the intersection of Fork Shoals Road and South Carolina Highway No. 418, and running thence North 84 degrees 49 minutes East fifty-three and four-tenths (53.4) feet; thence continuing along South Carolina Highway No. 418, North 75 degrees 05 minutes East one hundred, eighty-two (182) feet; thence North 73 degrees 15 minutes East two hundred, fifty-five and two-tenths (255.2) feet along said highway; thence North 72 degrees 34 minutes East four hundred, nine (409) feet; thence leaving South Carolina Highway No. 418 and running thence with the joint line of property now or formerly owned by Tom P. Watson, South 23 degrees 01 minute East seven hundred, fifty-four and nine-tenths (754.9) feet; thence South 50 degrees 20 minutes West three hundred, six and seven-tenths (306.7) feet along the property now or formerly belonging to Wade Chandler; thence down Fork Shoals Road North 56 degrees 23 minutes West eleven hundred, thirty and seven-tenths (1130.7) feet to beginning point, containing 11.03 acres, more or less. And being same tract conveyed unto mortgagors herein by deed of E. P. Watson, Jr. and Mona W. Watson dated May 1, 1967, recorded in said RMC Office in Deed Book 819 at page 528.

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 Forty-seven Thousand, Eight Hundred; Sixty-three and 20/100 (\$47,863.20) Dollars 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 7% 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 Southern Bank and Trust Company, Williamston, S. C., 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 Southern Bank and Trust Company, Williamston, S. C., 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.