

feet; thence S. 28-37 W. 50 feet to a point in rear line of Lot 16; thence continuing with said County Road S. 44-34 W. 100 feet; thence still with said road, S. 22-32 W. 100 feet; thence S. 11-23 W. 21.9 feet; thence S. 5-54 W. 50 feet; thence still with said road S. 25-59 E. 50 feet; thence S. 48-13 E. 100 feet to a point at intersection of the two roads; thence S. 17-02 E. 53.4 feet to an iron pin South of said County Road; thence N. 72-58 E. 255.2 feet to a point near the intersection of County Road and Saluda Dam Pike; thence N. 62-48 E. 108.6 feet to a point on the North side of Saluda Dam Pike; thence continuing with the North side of Saluda Dam Pike N. 68-54 E. 50 feet to the beginning corner.

This mortgage is junior in rank to the mortgage by us to North Carolina Mutual Insurance Company securing our note for \$5200.00, recorded in Mortgage Book 397, Page 268.

The above described land is the same conveyed to us by M. W. Fore on the 1st day of March 1945 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 273 Page 26

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

E. A. E. Huggins and Marie Huggins, their 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, their 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 FIVE THOUSAND & NO/100 - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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.