

BEGINNING at a stake in the center of Roper Mountain Road, at southeast corner of property of Mortgagors herein, and running thence along line of other property of Mortgagors N. 48-30 E. 409 feet to iron pin; thence continuing along property of Mortgagors N. 34-28 W. 553.7 feet to iron pin; thence along line of property now or formerly of Roy D. McGaughey N. 48-30 E. crossing branch 293.9 feet to iron pin in line of property now or formerly of Hawkins; thence with said Hawkins line S. 27-40 E. 695.5 feet to stone in line of property now or formerly of Toy Vaughan; thence with said Vaughan line S. 48-30 W. 610 feet to stake in the center of Roper Mountain Road; thence with center of Roper Mountain Road N. 43-55 W. 125 feet to the beginning corner.

This mortgage is intended as additional collateral to secure the payment of a capital loan made by the Mortgagee to the Mortgagors simultaneously herewith.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_  
 \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_  
 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance  
 for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

**Commercial Credit Corporation, 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 **s**, 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 and 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 **s**, 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.