

southeasterly direction 70 feet, more or less, to a stake, corner of property now or formerly owned by W. B. Boyd; thence with the line of said property in a southwesterly direction 210 feet, more or less, to a stake on Hampton Avenue; thence with the eastern side of Hampton Avenue in a northwesterly direction 69 feet to the beginning corner.

TRACT NO. 2: All those two other lots of land being shown and designated as Lots 11 and 12, Block 1, Page 20 of the City Block Book and situated at the northeastern corner of the intersection of Hampton Avenue and Echols Street having a combined frontage of 69 feet with a depth of 80 feet extending back in parallel lines along Echols Street, said premises being the same conveyed to O. D. Tatum by Annie M. Simpson by deed recorded in Deed Book 235 at Page 134, and by Peoples National Bank, as Trustee, by deed recorded in Deed Book 228 at Page 335.

It is understood between the parties hereto that this mortgage is junior in lien to a mortgage executed by O. D. Tatum to the South Carolina National Bank of Greenville, S. C., Trustee, dated December 31, 1952, in the sum of \$4000.00, recorded in Mortgage Book 549 at Page 407. Also, it is distinctly understood and agreed that the indebtedness secured by this mortgage is also secured by a mortgage on three tracts of land situate in Pickens County containing 137.8 acres, 112. acres, and 104.5 acres respectively, and that this mortgage is given as additional collateral to secure the same indebtedness.

TO HAVE AND TO HOLD, all and singular the aforementioned premises unto the mortgagee, The South Carolina National Bank of Charleston at Greenville, S. C., its successors and assigns forever.

The mortgagors covenant and agree as follows:

1. That they will pay the principal and interest on the indebtedness evidenced by the said notes above listed at the times and in the manner therein provided.
2. That they will pay when due all taxes and public assessments imposed against the mortgaged premises.
3. That at the option of the mortgagee this mortgage shall become due and payable forthwith if the mortgagors shall convey away said mortgaged premises or if the title shall become vested in any other persons in any manner whatsoever.
4. It is further agreed that the mortgagors shall hold and enjoy the premises above conveyed until there is default under this mortgage or in the notes secured hereby. It is the true meaning of this instrument that if the mortgagors shall fully perform all the terms and conditions and covenants of this mortgage, and of the notes secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and effect.