

BEGINNING at an iron pin on the South side of Park Avenue 428 feet from the Southwest corner of Townes Street and Park Avenue and running thence with said Park Avenue, N. 76-30 W. 50 feet to the center of a driveway 10 feet wide, which has been heretofore provided for in deed from Josie L. Floyd to B. H. Trammell; running thence with the center of said driveway, S. 13-30 W. 150 feet to the center of branch; thence down the center of branch 50 feet; running thence N. 13-30 E. 146 feet to the beginning corner and being the same property conveyed to Mary E. Norris by R. J. Drummond on March 15, 1926 and recorded in Deed Book 155, at page 5, RMC Office for Greenville County and shown on the City Block Book as 12-1-8.

This is a second mortgage and Junior to a first mortgage now held by L. A. Ramsey.

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

L. A. Ramsey, his

Heirs and Assigns forever.

And I do hereby bind myself and my 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 me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Two Thousand and 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, 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 I 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 I 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.