

Surveyor; August 27, 1953, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "CC" at Page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the West side of East Faris Road, at joint front corner of Lots E and D, also corner of property now belonging to Florence J. Briggs, and running thence along the West side of East Faris Road, N. 29-30 E. 20 feet to an iron pin; thence N. 56-48 W. through Lot D, 276.7 feet to an iron pin on the Southeast side of a twenty-foot alley, said pin being 10 feet in a Northeasterly direction from the joint rear corner of Lots E and D; thence along the Southeast side of said alley, S. 50-50 W. 10 feet to an iron pin at the joint rear corner of Lots E and D; thence along the line of Lot E, S. 54-40 E. 279.4 feet to the beginning corner.

Being the same property conveyed to Florence J. Briggs by Edwin A. Briggs by deed dated November 7, 1955, recorded in the Office of the R. M. C. for Greenville County in Deed Book 538, Page 283.

This mortgage is second and junior in rank to that certain mortgage from Florence J. Briggs to Carolina Life Insurance Company dated June 15, 1956.

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 L. A. Nelson, Inc., its successors

~~Heirs~~ and Assigns forever.

And I do hereby bind myself, my 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 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 Five Thousand (\$5,000.00) 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 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.