

N. 5-40 E. 200 feet to F. M. Shockley line; thence with Shockley line N. 84-20 W. 406.3 feet; thence S. 6-54 W. 200.1 feet to the north side of Sunset Drive; thence along the north side of Sunset Drive S. 84-20 E. 410 feet to the point of beginning.

The above four tracts contain in the aggregate six acres, more or less, and are the same conveyed to Charles T. Merritt by J. F. Blackmon by his deed dated January 26, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 518, Page 131. It is understood that this mortgage as to these four tracts is junior in lien to a mortgage to J. F. Blackmon.

ALSO: All those pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina situate, lying and being near Donaldson Air Force Base and being known and designated as Lots Nos. 20, 21, 22, 23, 24 and 25 of Oakland Gardens as shown on plat thereof by Dalton & Neves, Engineers dated March, 1942 and being described together, according to said plat, as follows: BEGINNING at an iron pin on the north side of the Conestee Road at the joint front corner of Lots Nos. 19 and 20, which iron pin is also 215 feet from the intersection of the Conestee Road and Old Augusta Road (U. S. Highway No. 25) and running thence along the north side of Conestee Road S. 40-47 W. 150 feet to the corner of a forty foot street; thence with said forty foot street N. 49-13 W. 125 feet; thence N. 40-47 E. 150 feet to an iron pin at the rear corner of Lot No. 19; thence with the line of said Lot No. 19 N. 49-13 W. 125 feet to the beginning corner.

The above described property is the same conveyed to Mary P. Merritt by two deeds recorded in the R. M. C. Office for Greenville County in Deed Book 503, Page 182 and Deed Book 503, Page 185, and as to said six lots this mortgage is junior to a mortgage to Henry Heymann dated June 24, 1954 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 601, Page 208.

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

Virginia B. Mann, her

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, her 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 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 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.