

The above described land is the same this day conveyed to us by Sallie W. Rochester by her deed of this date, same to be recorded in the R. M. C. office along with this mortgage. The said described land contains Fifteen and 6/10 (15.6) acres, and is a part of a tract of 58 1/2 acres, more or less, conveyed to Sallie W. Rochester by Jennie C. and S.L.Burns by deed dated Jan. 12, 1951, recorded in Vol. 427, page 138 in the R. M. C. office.

ALSO: All that other piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near City of Greenville, on the Perry Road, being known and designated as Lot Number Nineteen (No. 19) on plat of property of the Perry Estate recorded in Plat Book "B" at page 33 in said R.M.C.office, and, according to survey and plat by Pickell & Pickell, Engrs., made Oct. 4, 1946, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of the intersection of Perry Road and Ethelridge Avenue, and running thencewith the said Avenue, N. 50-33 W. 137 feet to a stake; thence with the rear line of Lot No. 20, N. 49-20 E. 55.4 feet to a stake in line of Lot No. 18; thence with the line of Lot No. 18, S. 50-33 E. 130.6 feet to a stake on the northwestern side of Perry Road; thence with said Perry Road, S. 43-30 W. 54.8 feet to the point of beginning.

The above described property is the same conveyed to us by James T. Altom by deed dated Oct. 14, 1946, recorded in Vol. 300, page 306 in said R. M. C. office.

There is located on the above described property a residential building and other improvements.

This is a first mortgage over the property first above described, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage. This mortgage is executed by us to obtain funds with which to pay the purchase price for said property and said funds are so being used for said purpose and no other, and as to said property this is a purchase money mortgage.

This is a second mortgage over the property last above described, being second and junior to a first mortgage over same executed by us to C.Douglas Wilson & Co., for original sum of \$6600.00, same dated Dec. 31, 1952, recorded in Vol. 549, page 439 in said R.M.C.office; but there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same to paid, to the principal amount of the debt and they shall bear interest at the same rate.

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 John A. Park, his 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 John A. Park, his

Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

comprehensive, fire and extended coverage, And the said mortgagor s agree to insure the house and buildings on said lot in a sum not less than SIXTY SIX HUNDRED (\$6600.00) * * * * * Dollars in a company or companies satisfactory to the mortgagee , and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee ; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagors' name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.