

way N. 67.25 E. 150 feet to the beginning corner, being the same property conveyed to me by the mortgagee herein by deed to be recorded herewith.

The above property is conveyed subject to an easement or right-of-way 10 feet in width at all points, extending from the right-of-way of U. S. Highway No. 29 over and along the eastern part of Lot No. 1 to the margin of Lot No. 3, said 10-foot strip having for its eastern boundary the western line of said property now or formerly owned by J. W. Frady. The purpose of this easement or right-of-way is to allow ingress and egress to the owners of Lots Nos. 3, 4, and 5 on the plat above referred to, and is in favor of the owners of said lots.

This mortgage is junior in lien to that mortgage heretofore given by the mortgagee in favor of the First Federal Savings and Loan Association of Greenville, South Carolina, in the original amount of Seven Thousand (\$7,000.00) Dollars and recorded in the R.M.C. Office for Greenville County in Mortgage Vol. 639 at page 16.

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 Carl E. Yaeger,

his Heirs and Assigns forever. And I do hereby bind my

Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said Carl E. Yaeger,

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 the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than

Ten Thousand (\$10,000.00) 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

mortgagor's name and reimburse herself

for the premium and expense of such insurance under this mortgage, with interest.