

443 feet to the beginning corner, and being the same tract of land conveyed to Jesse A. Fowler by Woday M. Austin by deed recorded in Vol. ___ at page ___ in the Greenville County R. M. C. Office.

ALSO all that piece, parcel and tract of land lying and being in the Town of Mauldin, County and State aforesaid, lying on the eastern side of Highway 276 which is known and designated as the Greenville Laurens Highway and containing approximately 7 acres and being what remains of a 7.97 acre tract of land conveyed to Jesse A. Fowler by J. M. Griffin as Executor by deed dated December 30, 1943 and recorded in Deed Book 259, Greenville County R. M. C. Office.

This mortgage is given as junior to two mortgages given the Farmers Bank of Simpsonville, One in the sum of \$12,000.00 and recorded in Vol. 734 at page 337 in the Greenville County R. M. C. Office and the other mortgage in the sum of \$3,000.00 and recorded in Vol. 759 at page 244 in the Greenville County R. M. C. Office.

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 Farmers Bank of Simpsonville, 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 Farmers Bank of Simpsonville, its successors ~~Heirs~~ and Assigns, from and against Me and 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 agree to insure the house and buildings on said lot in a sum not less than Three Thousand and No/100 -- 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 its own name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.