

and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses, including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said COMMERCIAL BANK, according to the terms of the said note and according to any renewal or extension of said note or the terms thereof and also in consideration of the further sum of Three Dollars, to the said mortgagor in hand well and truly paid by the said COMMERCIAL BANK at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said COMMERCIAL BANK, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

All that certain lot of land with the buildings and improvements thereon, located in Paris Mountain Township, in Greenville County, S. C., containing 3.44 acres as shown on a plat of the property of G. F. Wakefield, prepared by Pickell & Pickell, Engineers, February 24, 1947, revised May 8, 1947, and more particularly described according to said plat as follows:

BEGINNING at a point in the North Parker Road, joint corner with Tract 1 now or formerly owned by G. F. Wakefield and running thence with said road, N. 18-25 E. 168 feet to a point in said road; thence continuing with said road, N. 48-30 E. 200 feet to a point in corner of said road; thence continuing with said road the following courses and distances, S. 17-30 E. 230 feet; S. 22-15 E. 200 feet, S. 32-50 E. 149.4 feet to a point in said road; thence leaving the road S. 34-35 W. 262 feet to an iron pin, joint rear corner of Tract No. 1 now or formerly owned by Wakefield; thence with the line of said tract North 31-40 W. 537 feet, more or less, to the point of beginning.

The above described property is the same conveyed to the grantor herein by deed of G. F. Wakefield dated February 23, 1949, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 373, Page 441.

This instrument is subject to a prior mortgage on the same property recorded in Greenville County, South Carolina, and this mortgage is second to the lien of said prior mortgage.