

BEGINNING at a nail and cap in the center of a County Road at a point which is N. 66-08 E. 187.4 feet from the center of S. C. Highway No. 247, and running thence with the center of said County Road, N. 74-40 W. 322.9 feet to a nail and cap at the intersection of said County Road with the Old Cooley Bridge Road; thence with the center of the Old Cooley Bridge Road, N. 52-36 E. 366 feet to a nail and cap in the center of said road; thence along the line of E. S. Cothran, S. 39 E. 245.7 feet to an iron pin; thence S. 48-36 W. 178.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Louise Smith Gaines and Daisy Cothran Smith, to be recorded of even date herewith.

This mortgage is second and junior-in-lien to that note and mortgage given to Saluda Valley Federal Savings & Loan Association in the amount of \$11,500.00 dated September 24, 1965, by the above mortgagor, to be recorded of even date herewith.

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 **Harold Burton, his**

Heirs and Assigns forever.

And **I** do hereby bind ~~myself, my~~ **myself, my** Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, **his** 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 ~~the~~ the said mortgagor ~~agree~~ agree to insure the house and buildings on said land for not less than **Two Thousand, Five Hundred and 00/100 (\$2,500.00)** 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 **I** 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 ~~I~~ 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.