

Dr. Edwin Guy McMillan) in which he devised his interest in the lands hereinabove described unto the said Hattie D. McMillan (as Hattie Dodd McMillan).

(2). All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Greenville Township, on the Eastern side of West Farris Road, in the City of Greenville, being shown as Lot No. Ninety-five (95) on plat of Augusta Circle, made by R. E. Dalton in November, 1921, recorded in Plat Book F, at Page 23, and described as follows: BEGINNING at a stake on the Eastern side of Farris Road 224.66 feet South from Augusta Drive West at corner of Lot No. Ninety-four (94) and running thence with the line of said lot and continuing with the line of Lot No. Ninety-one (91), S. 71-35 E. 174.87 feet to a stake, the corner of Lot No. Eighty-eight (88); thence with the line of said lot S. 21-35 W. 50 feet to a stake, corner of Lot No. Ninety-six (96); thence with the line of said lot N. 71-35 W. 174 feet to a stake on Farris Road; thence with the Eastern side of Farris Road N. 20-46 E. 49.96 feet to the beginning corner, and being the same lot of land conveyed unto Savannah Ashley by Walter L. Hester by deed dated July 8, 1958, of record in the RMC Office for Greenville County, S. C., in Deed Book 601, at Page 414, and thereafter the said Savannah Ashley departed this life intestate, leaving as her sole heirs at law her brother, A. Roy Ashley, as by reference to APT. 911, File 10, in the Office of the Probate Judge for the County of Greenville, S. C., will more fully show.

This is a first mortgage on the first lot of land hereinabove described, and a third mortgage on the second lot of land hereinabove described, the first mortgage thereon having been heretofore given by Savannah Ashley unto The Perpetual Building and Loan Association of Anderson, dated June 10, 1965, of record in the Office of the R.M.C. . . . for Greenville County in Mortgage Book 998, at Page 16, and the second mortgage thereon having been heretofore given by A. Roy Ashley unto The Perpetual Building and Loan Association of Anderson, dated October 28, 1966, of record in the aforesaid RMC's Office in Mortgage Book 1043, at Page 551.

TOGETHER with all and singular and 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 Premises before mentioned unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns forever.

And the Mortgagor covenants, which covenant shall bind also the Heirs, Executors and Administrators of the Mortgagor, to warrant and forever defend all and singular the said Premises unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the Mortgagor hereby agrees to insure and keep insured the house or other buildings on said premises against loss by fire with full extended coverage in a sum not less than the original amount of the loan secured hereby (but not less than the amount required to prevent the owner from becoming a co-insurer) in a company or companies acceptable to the Mortgagee. The policies and renewals thereof shall be held by the Mortgagee and shall have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event the Mortgagor should at any time fail to keep said premises so insured and pay the premiums thereon, then said Mortgagee, its successors and assigns, may cause the buildings to be insured in the Mortgagor's name and reimburse itself for the premium and expense of such insurance under this Mortgage, with interest.