

8. All that certain piece, parcel or lot of land situate near the City of Greenville, Greenville Township, Greenville County, State of South Carolina, known and designated on a plat of Crescent Terrace Property as Lot Number Fifty-seven (57), which said plat is on record in the R. M. C. Office for Greenville County in Plat Book E at page 137, and which lot is described thereon as follows: Said lot fronts to the Southwest on the Northeast side of Augusta Road for a distance of Seventy-eight (78) feet, and runs back therefrom between parallel lines in a Northeasterly direction to a uniform depth of Two Hundred (200) feet, and has a width in the rear of Seventy-eight (78) feet; being bounded on the Northwest by Lot No. 58 of said plat, on the Northeast by Lot No. 53 thereof, on the Southeast by Lot No. 56 thereof, and on the Southwest by Augusta Road. This is the same lot of land conveyed to mortgagor herein by deed of D. C. Waldrep, C. E. Bunn and Roy Babb, as Trustees of Augusta Road Baptist Church, duly recorded in the aforesaid Clerk's Office.

The foregoing mortgage is a second lien on the premises described, the first lien thereon being held by First Federal Savings and Loan Association of Anderson, dated February 28, 1966, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1024 at page 31.

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 Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns forever.

And it does hereby bind itself and its Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, from and against it and its Successors, Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it does hereby agree to insure the house and buildings on said premises in the sum not less than Fifteen Thousand and No/100 (\$15,000.00) Dollars fire insurance and not less than Fifteen Thousand and No/100 (\$15,000.00) Dollars tornado insurance in a company or companies acceptance to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and does hereby assign said policy or policies of insurance to the said mortgagee, its Successors and Assigns; and in the event it should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns may cause the building to be insured in its name, and reimburse itself for the premiums and expense of such insurance under this mortgage with interest.