

BEGINNING at an iron pin on the Eastern side of Kindlin Way, at the joint front corner of Lots Nos. 18 and 19, and running thence with the joint line of said Lots N. 82-19 E. 145 feet to an iron pin; running thence S. 7-41 E. 46.02 feet to an iron pin; running thence along a new line S. 56-13 W. 133.77 feet to an iron pin on the Eastern side of Kindlin Way; running thence with the Eastern side of said Way N. 27-04 W. 74.91 feet to an iron pin; thence continuing with the Eastern side of

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association. Recorded in book 1533 at page 262, in the original amount of \$67,200.00.

ALL that piece, parcel or lot of land situate, lying and being at the Northwestern corner of the intersection of Fox Ridge Place and Kindlin Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 21, Phase II, of a Subdivision known as Fox Ridge at Pebble Creek, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-X at Page 90, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Fox Ridge Place, at the joint front corner of Lots Nos. 21 and 22, and running thence with the joint line of said Lots N. 53-25 W. 118.07 feet to an iron pin; running thence N. 46-00 W. 50 feet to an iron pin in the side line of Lot No. 12, Phase I, Fox Ridge at Pebble Creek; running thence with the joint line of that Lot N. 81-51 E. 97.63 feet to an iron pin on the Western side of Kindlin Way; running thence with said Way S. 50-26 E. 63.51 feet to an intersection of Kindlin Way and Fox Ridge Place; running thence with the intersection S. 17-22 E. 34.55 feet to an iron pin on the Northwestern side of Fox Ridge Place; running thence with the Northwestern side of said Place S. 28-55 W. 52 feet to an iron pin, point of beginning.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto South Carolina Federal Savings and Loan Association. Recorded in book 1539 at page 727, in the original amount of \$67,500.00.

DERIVATION: Lot 9 Deed of United Development Corp. Recorded 2-23-81 book 1143 page 132
 LOT 19: Deed of United Development Corp. recorded 3-25-81 book 1144 page 954, and small portion of deed Pebblepart Ltd. recorded 11-14-80 book 1137 page 322.
 LOT 21: Portion of property by Pebblepart recorded 11-14-80 book 1137, Page 322
RELEASE: The mortgagee herein agrees to release each of the above properties upon payment of \$12,000.00.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof 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(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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