

Dalton & Neves in February, 1950, Sections 3 and 4 of said plat being recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book Y, pages 2-5, inclusive and pages 6-9, inclusive, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hammett Street, joint corner of Lots Nos. 100 and 171, and running thence along the joint line N. 78-10 W. 148.1 feet to a point at the rear corner of Lot No. 106; thence with the joint line of that lot, S. 12- 55 W. 93 feet to an iron pin at the joint rear corner of Lots Nos. 101 and 171; thence along the joint line of said lots, S. 78-10 E 149.8 feet to a point on Hammett Street; thence along the line of that street N. 11-50 E. 93 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Melba B. Cooper, dated September 29, 1961, to be recorded.

The foregoing mortgage is a second lien on the lot of land within described, the first lien thereon being held by First Federal Savings and Loan Association of Anderson, dated September 29, 1961, to be recorded; said mortgage having been to said Association by mortgagor herein to secure the payment of a loan of \$4,000.00.

AND IT IS AGREED, That the mortgagor herein is to keep the building on said premises insured against loss by fire and windstorm in the ~~same~~ full insurable value thereof - - - - - Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as her interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of six per cent per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Melba B. Cooper, her - - - - - Heirs and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Melba B. Cooper, her - - - - - Heirs and Assigns from and against me and my Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.