

ALSO all that other piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Dunklin Township, containing 2.7 acres, more or less, with the following metes and bounds, to-wit:

BEGINNING at a stone old and up by John Stewart; thence N. 35 W. 7.63 along old road to corner in crossing of old roads, corner with Chapman lands; thence S. 63-55 W. 3.40 along road to corner in present cross roads; thence S. 34-50 E. 8.31 along present road to corner of Stewart line; thence N. 60-10 E. 3.40 to beginning corner; bounded on the North by Lot of Ed Chapman on the east by land first above described, formerly Will B. Gray, on the south by John Stewart and on the West by big road or John Henry Perkins. This being the same tract of land conveyed to our mother as Magguelene Arnold by deed of John Henry Perkins on the 24th day of November, 1942 of record in said R.M.C. Office in Deed Book 283, Page 370.

This being the same property as conveyed to Mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 557 at Page 496.

This mortgage constitutes a second mortgage over the above described property and is second to a mortgage given to Pelzer-Williamston Bank and assigned to B. C. Givens with said mortgage recorded in Mortgage Book 887, at Page 43, R.M.C. Office for Greenville County.

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

E. C. GIVENS, his

Heirs and Assigns forever.

And I do hereby bind 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 me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Five Hundred 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.