

1623 and 385

All that piece, parcel or lot of land located in the County of Spartanburg, State of South Carolina, as shown by a survey of Lot 1, Oak Springs, located near Pelham, South Carolina, dated August 20, 1975, prepared by Campbell & Clarkson, Surveyors, Inc., recorded in the RMC Office for Spartanburg County, South Carolina in Plat Book 76, and being more particularly described as follows:

FROM anail and bottle cap in the middle of Bennett's Bridge Road Approximately 2162.9 feet, more or less, in a southeasterly direction from State Highway 14; and going thence South 86-46 West 322.35 feet to the BEGINNING point; thence North 76-44 West 976.05 feet to a point; thence turning and running South 42-33 West 32.4 feet to a point; thence turning and running North 48-02 West 68.56 feet to a point; thence turning and running South 54-45 West 239.37 feet to a point; thence South 22-58 West 74.97 feet to a point; thence turning and running South 74-11 East 786.34 feet to a point; thence turning and proceeding along the edge of Oaks Spring Drive (new road) North 48-44 East 21.3 feet to a point; thence North 50-31 East 36.13 feet to a point; thence North 54-42 East 51.99 feet to a point; thence North 59-38 East 52.2 feet to a point; thence North 64-34 East 52.2 feet to a point; thence North 69-30 East 52.2 feet to a point; thence North 74-26 East 52.2 feet to a point; thence North 79-22 East 52.2 feet to a point; thence North 84-18 East 52.2 feet to a point; thence N87-45 East 13.4 feet to a point; thence South 85-14 East 47.2 feet to a point; thence North 81-22 East 47.2 feet to a point; thence North 81-34 East 10 feet to a point; thence North 3-14 West 4.0 feet to the point of BEGINNING.

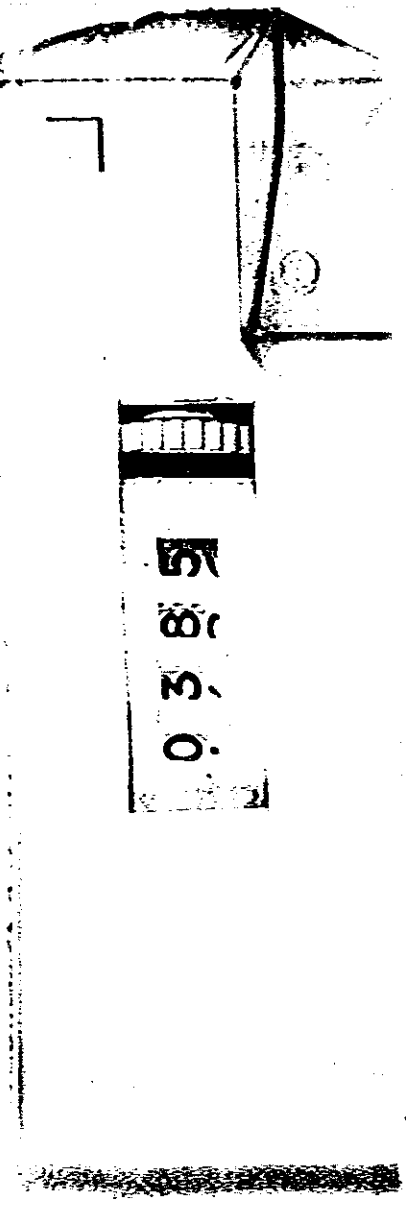
This is the identical property conveyed to Steven C. Nigh and Jean Ann Nigh by deed of Lesley P. Hungerford by deed dated October 2, 1975, recorded in Deed Book 43D, at page 661 in the RMC Office for Spartanburg County, South Carolina.

This is a second mortgage, second only to mortgage held by First Federal Savings and Loan Association, Greenville, S. C. dated October 2, 1975, recorded in Mortgage Book 820, page 846 in the RMC Office for Spartanburg County, South Carolina.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenance 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, its successors and Assigns. And the Mortgagors do hereby bind itself, and its, ourselves, and our Heirs, Successors, Executors, and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and Assigns, from and against the Mortgagors, itself and its, ourselves and our Heirs, Successors, Executors, Administrators, and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND the said Mortgagors agree to maintain insurance coverage on the above-described premises in a sum of not less than Three Hundred Forty Two Thousand Two Hundred Twelve and 72/100 Dollars (\$342,212.72) in a company or companies satisfactory to the Mortgagee from loss or damage by fire, with extended coverage endorsement thereon, and assign and deliver the policies of insurance to the said Mortgagee and that in the event the Mortgagors shall at any time fail to do so, then the Mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.



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