

BEGINNING at an iron pin on the western side of Sunset Court at the joint corner of Lots 65 and 66 and running thence S. 56 W. 215.5 feet to a point on the line of Lot 63; thence along the line of Lot 63, S. 11 E. 133.4 feet to a corner of Lot 67; thence along the line of Lot 67, N. 44-10 E. 251 feet to a point on the western edge of Sunset Court; thence along the edge of said Court 35 feet to an iron pin; thence continuing with the western edge of Sunset Court 40 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Deed of the mortgagee to be recorded of even date.

It is understood and agreed that this mortgage is second and junior-in-lien to the mortgage this day given to Fountain Inn Federal Savings & Loan Association in the amount of \$12,150.00 to be recorded of even date herewith.

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

B. F. Reeves, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our 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 us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor, agree to insure the house and buildings on said land for not less than _____ 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 _____ 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 we the said mortgagors, 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.

BOOK 1030 PAGE 100