

Beginning at an iron pin on the western side of Ivy Trail (formerly Proffitt Circle) at the joint front corner of Lots Nos. 4 and 5 and running thence with said line N. 89-17 W. 170 feet to an iron pin; running thence S. 0-43 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; running thence with said line S. 89-17 E. 170 feet to an iron pin on the western side of Ivy Trail; running thence with the western side of said street N. 0-43 E. 100 feet to an iron pin, point of beginning.

This is a second mortgage.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____, deed recorded in the office of The Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 M. G. Proffitt, Inc., its successors and assigns

Heirs and Assigns forever.

And _____ do hereby bind its successors _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors _____ Heirs and Assigns, from and against its, _____ 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 it 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 _____ 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.