

SOUTH CAROLINA

GREENVILLE COUNTY

WHEREAS, the undersigned James L. Ritchie, III,
executed and delivered to The Peoples National Bank,
of the County of Greenville, and State of South Carolina,
a mortgage deed, dated 23rd day of December, 1948, recorded in Book 409,
page 244, in the office of the Register of Mesne Conveyance
of Greenville County, South Carolina, and given to secure an indebted-
ness to The Peoples National Bank in the principal sum
of \$ 1,700.00; and,

WHEREAS it has been agreed between the undersigned and the mortgagee in
said mortgage and his or its successors and assigns, that the said mortgage shall
be amended as set out below;

NOW, THEREFORE, in consideration of the premises and of the sum of \$1.00
to the undersigned paid by the mortgagee, his or its successors or assigns, the
receipt of which is hereby acknowledged, the said mortgage deed is hereby amended
by adding immediately before the attestation clause the following:

The interest hereby conveyed is subordinate to a Mortgage
hereinafter referred to as "prior instrument" given by James L.
Ritchie, III to The Peoples National Bank
dated December 23, 1948, securing an indebtedness in the
original principal sum of \$ 6,600.00, and recorded or filed in
Book 409, Page 162 in Greenville County, South Carolina
(Book and page or other recording reference)
on December 23, 1948. Hazard insurance of such types
and amounts as the holder of the indebtedness secured hereby may
from time to time require, shall be continuously maintained on the
improvements now or hereafter on the aforesaid premises. To the
extent required by the prior instrument and while the indebtedness
secured thereby remains unpaid, deposits for ground rents, taxes,
assessments, and insurance may be made with the party secured there-
by; also all insurance policies may be held by such party and loss
payable clauses may reflect the prior interest of such party.
Although the holder of the indebtedness hereby secured waives dupli-
cation of action taken to satisfy requirements of the prior instru-
ment, there shall be furnished to said holder, upon request, satis-
factory evidence that all requirements of the prior instrument have
in fact been fulfilled. A default in any covenant or agreement
in the prior instrument shall constitute a default herein. The
holder of the indebtedness secured hereby may perform any such
defaulted covenant or agreement to such extent as said holder may
determine, with resultant right of subrogation. Upon any such default
or any other default herein, said holder may declare the indebtedness
hereby secured at once due and payable, may foreclose immediately,
and may exercise any other rights hereunder or take any other proper
action as by law provided. In so far as the provisions of this para-
graph are inconsistent with any other provisions of said instrument,
this paragraph shall control.