

The interest hereby conveyed is subordinate to a Mortgage
 hereinafter referred to as "prior instrument" given by Norval H. Floyd
 to C. Douglas Wilson & Co., dated May 23, 1949
 securing an indebtedness in the original principal sum of \$ 4800.00, and recorded or filed in
the R.M.C. Office for Greenville County, S.C. (Book and page or other
 recording reference)
May 23, 1949. 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 thereby; 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 duplication of action taken to
 satisfy requirements of the prior instrument, there shall be furnished to said holder, upon request, satisfactory 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 fore-
 close immediately, and may exercise any other rights hereunder or take any other proper action as by law provided. Insofar
 as the provisions of this paragraph are inconsistent with any other provisions of this instrument, this paragraph shall control.

INITIALED BY
 BORROWER(S) FOR
 IDENTIFICATION

W.W.F.
S.M.F.

16-50993-1 GPO

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

And it is covenanted and agreed by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

To have and to hold the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

Provided always, that if the said Mortgagor, his heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition of the said bond or obligation, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted shall cease, determine and be void.

And the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal proceeding being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without notice to any party, of a Receiver of the rents, issues and profits of the said premises with power to lease the said premises, or such part thereof as may not then be under lease, and with such other powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said trust as Receiver, shall apply the residue of the said rents and profits to the payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the sale of the said premises to the payment of the amount due, including interest and the costs and a reasonable attorney's fee for the foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

And it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment herein before mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.

And it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above described premises to comply with the requirements of any Department of the City of -----

----- within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation.

And it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.

And the said Mortgagor further covenants and agrees to keep the buildings on said premises constantly