

extending the length of said Lot No. 11, beginning on and at the western edge of said Hill (now Alamo) Street to and ending at and joining the eastern line of the lot of land hereinabove mentioned and described, the said Lot No. 11 being the same conveyed to George Coleman, mortgagor herein, by Troy O. Tolliver by deed dated on or about Feb. 8, 1950, recorded in Vol. 402, page 133 in said R. M. C. office; and said right-of-way, easement, being for the purpose of a roadway for travel for ingress and egress to and from said property hereinabove mentioned and described, from said Hill (now Alamo) Street, also for water line.

This is a first mortgage over the property hereinabove first mentioned and described, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This is a second mortgage over the said strip of land hereinabove mentioned, for easement, right-of-way, ingress and egress to and from said property, being second and junior to a first mortgage over said Lot No. 11 executed by George Coleman, mortgagor herein, to the First Federal Savings and Loan Assn., of Greenville, S. C., recorded in Vol. 604, page 198, on July 31, 1954, for \$3500.00.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

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 **John A. Park,** 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 **John A. Park, his**

Heirs and Assigns, from and against **ourselves and 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 lot in a sum not less than _____ Dollars in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in _____ name and reimburse for the premium and expense of such insurance under this mortgage, with interest.

[Handwritten signatures and notes at the bottom of the page, including names like "John A. Park" and "Troy O. Tolliver" and various dates and initials.]