

Lesley dated January 17, 1955, recorded in the R. M. C. Office for Greenville County in Deed Volume 516 at page 341.

SUBJECT to a prior mortgage of record given to secure the original principal amount of \$8,000.

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 Dejay Stores, Inc., its successors and assigns forever.

AND the said mortgagors do hereby bind themselves and their heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against themselves and their heirs, executors and administrators and all other persons lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagors, their heirs, executors and administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire, for the benefit of the said mortgagee, for an amount not less than Dollars, in such company as shall be approved by the said mortgagee, and, subject to the rights of the prior mortgagee, shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, its successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, subject to the rights of the prior mortgagee, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagors, their heirs, executors or administrators, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon at the rate of six per cent. per annum, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, then then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, that if the holder of the note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to