

Avenue; thence with Brunson Avenue, N. 61-38 E. 60 feet to the point of beginning.

It is understood and agreed between the parties hereto that the within mortgage is junior to the mortgage given by Wayman A. Smith and Lena Smith to the Fidelity Federal Savings & Loan Association in the principal amount of Six Thousand And No/100 (\$6,000.00) Dollars and recorded in Real Estate Mortgage Book 700 at Page 318 in the R. M. C. Office for Greenville County.

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 Bruce Oil Company its Successors ~~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 Bruce Oil Company,

its Successors ~~Heirs~~ and Assigns, from and against Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors 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 to 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.