For value received, the mortgagor does hereby agree that, in the event of the sale of the premises under foreclosure of this or any prior mortgage, the funds remaining from the proceeds of sale, after payment of said mortgages, and expenses, shall be paid to The South Carolina National Bank, Greenville, South Carolina for the indebtedness due by the mortgagor to The South Carolina National Bank, but, such amounts paid to said bank shall not exceed the sum of Three Thousand Three Hundred ($3,300.00) Dollars, any balance remaining thereafter being paid to the mortgagor. It is understood that this stipulation is made to secure the South Carolina National Bank for the indebtedness/due it by the mortgagor and that it is further understood that such payments shall be made to the South Carolina National Bank from the proceeds, if any, remaining after payment of this and of any prior mortgage and expenses, but in no event more than the sum of $3,300.00 in the manner and to the extent stated herein.

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 Max M. Heller, his

Heirs and Assigns forever.

And I do hereby bind myself , my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me , my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I , the said mortgagor____, agree to insure the house and buildings on said land for not less than Six Thousand Seven Hundred and no/100 ($6,700.00)------------- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor__, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note , then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.