

This is a third mortgage over the above described property, ranking third to a first and second mortgage executed by me over same as follows: (1) to John A. Park for the original sum of \$470.00, dated Feb. 8, 1949, recorded in Vol. 413, page 187 in said R.M.C. office; and (2) to John A. Park for the original sum of \$800.00, dated Oct. 12, 1951, recorded in Vol. 511, page 509, in said R.M.C. office.

There is located on the above described property a 4-room cement block residential building and other improvements.

There are no other mortgages, judgments, nor other liens or encumbrances over or against the above described property, except as above stated.

ALSO: One (1) Studebaker Commander Automobile, D, Model HW3, 1951, with motor or serial number V46123, with South Carolina License Number, 1957-1958, D206309, purchased by me from Fred Fuller; same being fully paid for, no one else having any interest in same, and there being no mortgages, liens or other encumbrances over or against same prior to this mortgage; and same being in my possession in Butler Township, Greenville County, State of South Carolina, Route 2.

As to both said real property and said personal property, it is understood and agreed that the failure of the mortgagor 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 I do hereby bind myself, my 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 myself and my 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 S to insure comprehensive, fire and extended coverage, the house and buildings on said lot in a sum not less than Fifteen Hundred (\$1500.00) - - - - - 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 mortgagor's name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.