

This mortgage is junior in lien to that mortgage given by Ruby W. Clark to the Fidelity Federal Savings and Loan Association and recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Volume 593 at Page 79.

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 Ira Penland, 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 Ira Penland, 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 the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Twelve Hundred and 00/100 (\$1,200.00) 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.