

This mortgage is junior in lien to that of Aiken Loan and Security Co.

If the within described property is conveyed by the mortgagor the balance due on this mortgage shall become immediately due and payable at the option of the mortgagee

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 Charles J. Spillane,

his Heirs and Assigns forever. And I do hereby bind myself and my

Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said Charles J. Spillane, his

Heirs and Assigns, from and against me 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 agrees to insure the house and buildings on said lot in a sum not less than

amount of all liens

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

his name and reimburse himself

for the premium and expense of such insurance under this mortgage, with interest.