

IT is understood by the parties hereto that this mortgage is junior to one executed by the mortgagor herein to the Independent Life and Accident Insurance Company, dated April 7, 1960, in the principal sum of \$4,600.00, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 820, Page 433.

The above described land is a portion of the deed of J. B. Hall and R. E. Cox October 1948, deed recorded in the office of Register of Mesne Conveyance of Greenville County, in Book 364 the mortgagee the same conveyed to / by on the 25th day of October 1948, deed recorded in the office of Register of Mesne Conveyance Page 9.

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 Franklin Finance and Loan Company, Inc., its successors

~~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 mortgagee, its successors

~~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 I, the said mortgagor, agree to insure the house and buildings on said land for not less than One thousand two hundred (\$1,200.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and 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.