

This mortgage is subordinate and junior to that certain mortgage given to Fidelity Federal Savings and Loan Association in the face amount of \$45,000.00, dated October 27, 1961, all as will more fully appear in the HUD Office for Greenville County, S. C.

PARCELS 11. All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Laurens Road, in the City of Greenville, S. C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Laurens Road said pin being located S 55-35 W 225 feet from the southerly corner of the intersection of South Carolina By-Pass No. 291 and Laurens Road and running thence S 26-00 W 200 feet to an iron pin thence S 26-11 W 10 feet to an iron pin thence S 55-35 E 100 feet to an iron pin thence N 26-11 E 10 feet to an iron pin thence N 26-00 E 200 feet to an iron pin on the southerly side of Laurens Road thence along said road, N 55-35 W 100 feet to an iron pin the point of beginning.

This mortgage is subordinate and junior to that certain mortgage given to The Peoples National Bank, Greenville, S. C., in the face amount of \$25,000.00, dated September 19, 1961, all as will more fully appear in the said HUD Office.

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

The Mortgagor, its Successors

and Assigns forever

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its Successors and Assigns from and against all our Heirs, Executors, Administrators and Assigns, and every person whatsoever lawfully claiming or to claim the same or any part thereof.

And we the said mortgagor agree to insure the house and buildings on said land for not less than 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 continuance of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event 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 by the premium and expense of such insurance under the mortgage. Any failure of the mortgagor to pay any insurance premium or any taxes or other public assessment of 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 we 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 mortgage and sale shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.