

line of property now or formerly of H. K. Townes; thence with the line of H. K. Townes N. 17 E. 488 feet to a point in the center of Bent Bridge Road; thence with Bent Bridge Road N. 84-20 W. 87.5 feet to a point; thence with the center of Bent Bridge Road S. 54-45 W. 138.5 feet to a point; thence still continuing with the center line of Bent Bridge Road S. 69-35 W. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Alfred B. Robinson and W. Harry King dated March 31, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 940 at page 369.

Any default in the performance of any of the covenants or agreements contained in that certain Loan Agreement dated May 10, 1972 between The Peoples National Bank and the mortgagor herein shall constitute a default hereunder.

This mortgage is junior in lien to that certain mortgage given by Carolina Sports Center, Inc. to Carolina Federal Savings and Loan Association in the original principal amount of \$48,750.00, dated April 4, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1228 at page 298, which mortgage shall constitute a superior lien to the lien of this mortgage for all disbursements made thereunder whether the same are made prior to the execution of this mortgage or subsequent thereto.

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 mortgagee, heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.