

This mortgage is junior and subordinate to that certain mortgage given by John C. Cothran, Ellis L. Darby, Jr. and M. Graham Proffitt, III to Myrtle T. Alewine, Et Al, in the original amount of \$208,717.50, dated November 6, 1972, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1256, page 237.

The mortgagee herein does hereby agree to release from the lien of this mortgage any lot in the subdivision upon the payment to the mortgagee of the sum of \$3,500.00.

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 Southern Bank and Trust Company, Greenville, S. C., its successors

~~And~~ Assigns forever.

And we do hereby bind ourselves, our <sup>successors</sup> / Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~and~~ and Assigns, from and against us, our <sup>successors</sup> Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor..., agree to insure the house and buildings on said land for not less than <sup>N/A</sup> 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 continuation 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 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 his 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<sup>s</sup>, do and shall well and truly, 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.