

It is understood and agreed that this is a second real estate mortgage on the above described property, being junior to the lien of the first mortgage given by Eugene L. Hunter and Margaret T. Hunter to Carolina Federal Savings and Loan Association, dated February 29, 1972, and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1224, at Page 47 on February 29, 1972, in the original principal sum of \$24,250.00.



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 **Liberty Loan Corp.**

its successors and

heirs and assigns forever.

AND We do hereby bind **our selves** and **our** heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said premises unto the said mortgagee **Liberty Loans of Greenville, Inc.**

Their successors and assigns, from and against **US** and **our** heirs, executors and administrators

and all persons lawfully claiming, or to claim the same or any part thereof

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee **their** heirs, executors, or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than **Twenty-eight thousand one hundred forty and 00/100 Dollars** (**\$28,140.00**), in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee **Liberty Loans of Greenville, Inc.** or assigns, may

effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee

Liberty Loan of Greenville, Inc. their successors or assigns shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagee, **their** heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, **Liberty Loans of Greenville, Inc.**

or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, **as aforesaid** or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of the said mortgagee, **as aforesaid** or assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, **as aforesaid** or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises, and if he should so elect, when after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.