

sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his successors and assigns, the real estate more fully described in Exhibit "A" attached hereto and by this reference made a part hereof, but only to the extent of Mortgagor's interest.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all built-in ~~carpeting, heating, air conditioning, plumbing~~ and electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment be considered a part of the realty.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

THE MORTGAGEE AND MORTGAGOR COVENANT AND AGREE AS FOLLOWS:

1. This mortgage is subject and subordinate to that certain mortgage, dated April 7, 1972, in favor of First Federal Savings and Loan of Greenville, South Carolina, as Mortgagee, which mortgage was recorded in the office of the Clerk of the County of Greenville County, South Carolina at Book 1229, Page 213, and which mortgage constitutes a first mortgage lien upon the premises described in Exhibit "A" hereof (such mortgage and the mortgage note it services are hereinafter referred to as the "first mortgage").

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