

BOOK 1501 PAGE 906

This is the identical property conveyed to the Mortgagor herein by deed of Margaret C. Hammond, Trustee of the Estate of Jane Gower Hammond, dated May 29, 1975, and recorded in said RMC Office in Deed Book 1019, at page 284, on JUNE 11, 1975.

NOTE:

Without limiting the generality of any other provision hereof, this mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976 (1) all existing indebtedness of the Mortgagor to the Mortgagee, evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to the Mortgagor by the Mortgagee, to be evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, and (3) all other indebtedness of the Mortgagor to the Mortgagee, now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed the total sum of \$175,000.00, with interest thereon, attorneys' fees and costs.

This mortgage is junior and subordinate to the lien of that certain mortgage given by the Mortgagor herein to Margaret C. Hammond, dated May 29, 1975, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1340, at page 906, and that certain mortgage given by the Mortgagor herein to Margaret C. Hammond, as Trustee, dated May 29, 1975, and recorded in said RMC Office in Mortgage Book 1340, at page 909. The Mortgagor herein covenants and agrees that he will not allow the aggregate outstanding balances of the foregoing mortgages to, at any time, exceed the sum of \$55,000.00 so long as the within mortgage is in effect.

It is understood and agreed that any default under the terms and conditions of the aforesaid mortgages to Margaret C. Hammond will constitute an act of default under the within mortgage, entitling the Mortgagee to exercise all remedies set forth herein.

RECORDED APR 30 1980 at 10:43 A.M.

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