

BEGINNING at an iron pin on the northwestern side of Riverside Drive, which pin is located 774.6 feet (measured along the right of way of Riverside Drive) from the point of intersection of the southern right of way of Riverside Drive (Brookside Way) and the eastern right of way of Marshall Court, and from said point of beginning, continuing along the northeastern right of way of Riverside Drive, N. 44-13 W. 105.0 feet to an iron pin on said right of way at the corner of property formerly owned by Webster (now owned by Norris); thence leaving Riverside Drive and running N. 47-35 E. 198.3 feet to an iron pin on the southwestern bank of the Reedy River; thence S. 49-27 E. 105.8 feet to an iron pin on the southwestern bank of the Reedy River; thence S. 47-35 W. 208.0 feet to an iron pin on Riverside Drive, being the point of beginning, and being the same property conveyed to the Mortgagors herein by John L. Martini, individually and as Administrator CTA of the Estate of Kaja L. Porteck, deceased, by Deed dated December 17, 1980, to be recorded herewith.

This is a Purchase Money Mortgage securing a portion of the purchase price owed by the Mortgagors herein to the Mortgagee herein in connection with the purchase of the property hereinabove described.

The lien of this Mortgage is subordinate to the lien of that certain Purchase Money Mortgage of even date herewith given by the Mortgagors to the Mortgagee herein in the principal sum of \$115,000.00. The Mortgagors shall have the right to prepay the Purchase Money Note with this Mortgage secures and any prepayment shall be at a discount as provided for in said Purchase Money Note.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagors further covenant to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagors further covenant and agree as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance

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