

Less, however, that certain strip of land ten (10) feet in width, running along the frontage of the above described property on Gethsemane Drive, as said strip is now a part of the right of way for Gethsemane Drive.

This is the same property conveyed to the mortgagor herein by deed from Thomas L. Blackwell and Arthur H. Blackwell dated February 13, 1973 and recorded February 14, 1973 in Deed Book 967 at page 305.

This mortgage is junior and subordinate to that certain mortgage to The Peoples National Bank of Greenville South Carolina, dated May 18, 1973, in the original sum of \$50,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1277 at page 823.

Mortgagee's address: P. O. Box 3028, Greenville, SC 29602

NET LOAN PROCEEDS: \$25,000.00

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the outstanding balance of this mortgage 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(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor(s), do and shall well and truly pay, 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.