

## PRIOR MORTGAGES RIDER

THIS MORTGAGE RIDER applies only to the first parcel described in Annex A, being the property situate, lying and being in the City of Cayce, County of Lexington, State of South Carolina, between 7th Street and State Street.

## ARTICLE I

This mortgage is a third mortgage subject and subordinate only to the mortgage(s) described below (herein called the "Prior Mortgage(s)").

(a) Mortgage from Cokers Builders, Inc. Jane Guignard Curry, Clara G. Faris and Sanders R. Guignard, Jr. to Durham Life Insurance Company in the original principal amount of \$650,000.00 dated August 2, 1971, recorded in the Office of the Register of Mesne Conveyance for Lexington County in Mortgage Book 20-P at page 476 constituting a first mortgage lien upon the premises.

(b) Second Mortgage from William B. Kuhlke Co. to Coker Builders, Inc. in the original principal amount of \$427,000.00, dated April 30, 1981, recorded May 4, 1981 in Book 533, page 267 in the office of the Register of Mesne Conveyance for Lexington County, South Carolina constituting a second mortgage on the leasehold estate.

## ARTICLE II

The mortgagor hereby represents, warrants, covenants and agrees that:

(1) This mortgage is lawfully executed and delivered in conformity with any Prior Mortgage.

(2) The mortgagor will promptly pay, when due and payable, the interest, installments of principal, and all other sums and charges mentioned in and made payable by any Prior Mortgage.

(3) The mortgagor will promptly perform and observe all of the terms, covenants and conditions required to be performed and observed by the mortgagor under any Prior Mortgage within the periods (exclusive of grace periods) provided in any Prior Mortgage and will do all things necessary to preserve and to keep any Prior Mortgage free from default.

