

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the identical property conveyed to the mortgagors by Conyers Norwood by deed dated and recorded August 29, 1983 in Deed Book 1195 at Page 243 in the R.M.C. Office for Greenville County.

This mortgage is a junior lien on the above-described property. In order to enable the mortgagors to obtain future financing by mortgaging the above-described property as security, Nippon Nozzle Co., Ltd., by acceptance of this mortgage, agrees, at the request of the mortgagors, to subordinate the lien of this mortgage to any future mortgage or mortgages executed by the mortgagors; provided, however, that in no event shall Nippon Nozzle Co., Ltd. be required to allow its mortgage to rank less than third in priority on the above-described property.

Mortgagee's Address: 6-26 Shinoharadai  
Nada-Ku, Kobe, Japan

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 Nippon Nozzle Co., Ltd., its successors and assigns forever. And We do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Nippon Nozzle Co., Ltd., its successors and assigns, from and against ourselves and our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors, their heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of the value of the improvements on said lot ~~thereon~~, and assign the policy of insurance to the said Nippon Nozzle Co., Ltd., its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Nippon Nozzle Co., Ltd., its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagors, their heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, ~~who upon the entire debt secured by this mortgage shall immediately become responsible~~ if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we, the said Mortgagors do and shall well and truly pay, or cause to be paid unto the said Nippon Nozzle Co., Ltd.

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 obligation ~~and condition~~ thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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