

This mortgage constitutes a lien junior to the lien of the mortgage heretofore executed by the mortgagor to James M. Gilfillin in the amount of \$10,000.00 dated October 28, 1964, recorded in Mortgage Book 976 at Page 511.

This mortgage is executed as additional security to the indebtedness above referred to and in consideration of the mortgagees extending time for payment of said indebtedness and the mortgagees by accepting this mortgage do not waive or relinquish any legal right, cause of action or relief to which they otherwise would have been entitled.

The above described land is the same conveyed to by on the day of 19 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book Page

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 The South Carolina National Bank of Charleston, Greenville, S. C. and James M. Gilfillin, as Trustees under the will of E. A. Gilfillin, deceased, their successors,

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their Successors, Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor, agree to insure the house and buildings on said land for not less than 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, and that in the event 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 to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his 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 I the said mortgagor, 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, ~~and otherwise~~ ~~the true intent and meaning of the said parties~~, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.