

the line of Lot No. 11 N. 71-23 W. 191.16 feet to an iron pin on the Eastern side of Sumner Street; thence with the Eastern side of Sumner Street N. 16-20 E. 157.13 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of James B. Gowan, dated JAN. 31, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1119 at page 959, on Feb. 1, 1980.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

This mortgage is junior and subordinate to the lien of that certain mortgage given by the mortgagee herein to Mary Bolt Cole, dated April 12, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1229 at page 551. It is understood and agreed that any default under the terms and provisions of the aforesaid mortgage shall constitute an act of default under the within mortgage and entitle the mortgagee to exercise all rights and remedies set forth herein.

WHEREAS, the mortgagor herein contemplates dividing the mortgaged premises into two equal parcels for the purpose of resale and the mortgagee herein desires to accommodate the mortgagor in that regard, it is understood and agreed that in the event of such sale, the mortgagee will release the parcel sold from the lien of the within mortgage upon the following terms and conditions:

1. That the purchaser thereof deliver to the mortgagee a note and mortgage encumbering the parcel sold, which note and mortgage shall be for one-half of the outstanding principal amount due under the within mortgage with the same terms, conditions and maturity date of the within mortgage.
2. That there shall be no default under the terms and condition of the within mortgage and all payments due hereunder, including interest, shall be current.
3. That the credit of the purchaser be satisfactory to the mortgagee herein in his sole discretion.
4. That the amount of the mortgage given by said purchaser shall be credited against the balance due under the within mortgage and all of the terms and conditions of the within mortgage shall remain unchanged and of full force and effect.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEED BOOK 1494 PAGE 750
 JAN 31 1980
 10.23

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 James B. Gowan

his Heirs, Successors and Assigns forever, And I do hereby bind myself, my Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said James B. Gowan

his Heirs, Successors and Assigns, from and against me and my Heirs, Executors, Administrators, Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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