

LESS, HOWEVER, 40 foot easement for ingress and egress reserved along the rear of said property on the plat hereinabove referred to.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto Fidelity Federal Savings and Loan Association recorded in Book 921 at page 312 in the original amount of \$30,000.00, and as of this date, has a balance of \$16,668.00.

ALSO All inventory of goods and materials on hand for resale, including all such merchandise now owned by the Mortgagor or which shall subsequently be acquired by the said Mortgagor: It being expressly understood that this lien shall in no wise effect the normal transaction of business by the mortgagor.

ALSO All furniture, fixtures and equipment including, but not limited to desks, chairs, filing cabinets, office machines, storage fixtures, and all other equipment of a similar nature presently owned or at any time hereafter acquired and located at the said mortgages premises.

ALSO The Mortgage shall also secure additional loans and indebtedness, presently in existence, or made by the holder of the note secured hereby to the then owner of the real estate described herein, and this mortgage will not be released until any and all such loans and indebtedness are paid in full. Nothing herein contained shall imply any obligation on the part of any holder of said note to make any such additional loans.

This mortgage is given in consideration of the extension of financial accomodation to the mortgagor and is to further secure the mortgagor's full and prompt payment of all monies to be paid to the mortgagee arising under certain Accounts Receivable and Inventory Security Agreements and Factor's Lien Agreement and all additional and/or supplemental agreements thereof. This mortgage shall secure all existing indebtedness to the mortgagee and all future charges made by the mortgagee to the mortgagor plus interest therein, attorney's fees and court costs.

NOTATION: Maximum principal amount stated shall be \$80,000.00.

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 Mercantile Financial Corporation, its successors ~~here~~ and Assigns forever. And it do hereby bind itself and its successors, ~~here~~ Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mercantile Financial Corporation, its successors, ~~here~~ and Assigns, from and against it and its successors, ~~here~~ 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 lot in a sum not less than Thirty Thousand and No/100 (\$30,000.00) ----- Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its

name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.