

This is the same property conveyed to Cloverleaf, Inc. by deed dated _____ and recorded in the R. M. C. Office for Greenville County.

5. 13.36



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUBORDINATION OF MORTGAGE LIEN

For value received the undersigned, First Piedmont Bank and Trust Company, of Greenville, S. C., does hereby subordinate the lien of mortgage given by Cloverleaf, Inc., of Greenville, S. C., to First Piedmont Bank and Trust Company, recorded in mortgage book 1237 page 601, to secure note by Carotex Industrial Supply, Inc., to the lien of this mortgage and does hereby consider and agree that this mortgage shall be a first lien on the property described herein, superior to its mortgage recorded in book 1237 page 601, Greenville County R. M. C. Office. This is to replace mortgage given to Citizens Building & Loan Association, recorded in book 1236 page 121, Greenville County R. M. C. Office.

Dated this 26 day of Jan, 1976

In Witness:

[Handwritten signature]
[Handwritten signature]

FIRST PIEDMONT BANK AND TRUST COMPANY
of Greenville, S. C.

By: David C. Austin *[Handwritten signature]*

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me LINDA GENTRY and made oath that he saw the within named First Piedmont Bank and Trust Company, by its officer David C. Austin, sign, seal and deliver the within written subordination of mortgage lien agreement and that he with Bladysd Coker witnessed the execution thereof.

Sworn to before me this 26 day of January, 1976
Walter W. Huffman (SEAL)
Notary Public for S.C.
My Commission Expires 8/21/82

[Handwritten signature]

The within mortgagor(s) agree not to transfer or convey the within described property without the consent of the CITIZENS BUILDING AND LOAN ASSOCIATION or its successors or assigns and agree that if the within described property is conveyed and mortgage assumed by any other person, corporation or partnership without the consent of CITIZENS BUILDING AND LOAN ASSOCIATION the entire amount due on the note will become due and payable, plus reasonable attorney's fees if court proceeding is necessary. The mortgagee may charge a reasonable transfer fee when the mortgage is assumed by another party.

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, its successors and assigns forever.

And it do hereby bind itself and its successors Heirs, Executors, and Administrators to warrant and forever defend all and singular the said Premises unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, from and against its successors Heirs, Executors, Administrators and assigns, and every person whomsoever lawfully claiming the same, or any part thereof.

AND it does ~~do~~ hereby agree to insure the house and buildings on said lot in a sum not less than thirty three thousand four hundred and no/100 Dollars fire insurance, and not less than thirty three thousand four hundred and no/100 - - Dollars windstorm insurance, in a Company or Companies acceptable to the Mortgagee, and to keep the same insured from loss or damage by fire and/or windstorm, and do hereby assign the policy or policies of insurance to the said Mortgagee, its successors and assigns, to the extent of its interest therein; and in the event it should at any time fail to insure said premises, or pay the premiums therein, then the said Mortgagee, its successors or assigns, may cause the said houses and buildings to be insured in the owner's name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest thereon.

3
7
0
4328 RV.2