

SOUTH CAROLINA

Greenville COUNTY

WHEREAS, the undersigned Edward S. Ash,  
executed and delivered to The Peoples National Bank,  
of the County of Greenville, and State of South Carolina,  
a mortgage deed, dated 30th day of December, 1948, recorded in Book 409,  
page 434, in the office of the Register of Mesne Conveyance  
of Greenville County, South Carolina, and given to secure an indebted-  
ness to The Peoples National Bank in the principal sum  
of \$ 2,250.00; and,

WHEREAS it has been agreed between the undersigned and the mortgagee in  
said mortgage and his or its successors and assigns, that the said mortgage shall  
be amended as set out below;

NOW, THEREFORE, in consideration of the premises and of the sum of \$1.00  
to the undersigned paid by the mortgagee, his or its successors or assigns, the  
receipt of which is hereby acknowledged, the said mortgage deed is hereby amended  
by adding immediately before the attestation clause the following:

The interest hereby conveyed is subordinate to a Mortgage  
hereinafter referred to as "prior instrument" given by Edward S. Ash  
to The Peoples National Bank  
dated December 30, 1948, securing an indebtedness in the  
original principal sum of \$ 7,600.00, and recorded or filed in  
Book 409, Page 403 in Greenville County, South Carolina  
(Book and page or other recording reference)  
on December 31, 1948. Hazard insurance of such types  
and amounts as the holder of the indebtedness secured hereby may  
from time to time require, shall be continuously maintained on the  
improvements now or hereafter on the aforesaid premises. To the  
extent required by the prior instrument and while the indebtedness  
secured thereby remains unpaid, deposits for ground rents, taxes,  
assessments, and insurance may be made with the party secured there-  
by; also all insurance policies may be held by such party and loss  
payable clauses may reflect the prior interest of such party.  
Although the holder of the indebtedness hereby secured waives dupli-  
cation of action taken to satisfy requirements of the prior instru-  
ment, there shall be furnished to said holder, upon request, satis-  
factory evidence that all requirements of the prior instrument have  
in fact been fulfilled. A default in any covenant or agreement  
in the prior instrument shall constitute a default herein. The  
holder of the indebtedness secured hereby may perform any such  
defaulted covenant or agreement to such extent as said holder may  
determine, with resultant right of subrogation. Upon any such default  
or any other default herein, said holder may declare the indebtedness  
hereby secured at once due and payable, may foreclose immediately,  
and may exercise any other rights hereunder or take any other proper  
action as by law provided. In so far as the provisions of this para-  
graph are inconsistent with any other provisions of said instrument,  
this paragraph shall control.