

This mortgage is given to secure the payment of a part of the purchase price for said property.

This mortgage is a second mortgage over the above described property, being second and junior to a first mortgage over same executed by Joseph William Lunsford to First Federal Savings & Loan Assn., of Greenville, S. C., for the original sum of Sixty Five Hundred (\$6500.00) Dollars, recorded in Vol. 543 at page 254 in R. M. C. office, Greenville County, and which first mortgage has been assumed by me in the said deed executed to me.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

STATE OF SOUTH CAROLINA : GREENVILLE COUNTY.

For valuable consideration, I, Joseph William Lunsford, do hereby transfer, set over and assign unto W. Frank Lunsford, his heirs and assigns, the within Mortgage and the Note which it secures. Without recourse. Witness my hand and seal at Greenville, S. C., this Nov. 2, 1954.

Signed, sealed and delivered in presence of:

T. B. Houston
John C. Henry

Joseph William Lunsford (SEAL)

Assignment Recorded December 7th. 1954 at 1:50 P. M. #28025

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 Joseph William Lunsford, his 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 Joseph William Lunsford, his

Heirs and Assigns, from and against myself and 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 agrees to insure the house and buildings on said lot in a sum not less than Sixty Five Hundred (\$6500.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, and 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 mortgagor's name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.