

frame residential building and other improvements.

This is a second mortgage over the above described property, being second and junior to a first mortgage over same, executed by us to Fidelity Federal Savings and Loan Assn., of Greenville, S. C., for the original sum of \$ 2150.00, recorded in Vol. 722, page 219 in R.M.C. office on Aug. 20, 1957.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and 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.

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 **John A. Park,**  
**his** Heirs and Assigns forever. And **we** do hereby bind **ourselves, our**  
Heirs, Executors and Administrators to warrant and forever defend all and singular  
the said Premises unto the said **John A. Park, his**

Heirs and Assigns, from and against **ourselves and our**  
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor **s** agree to insure **comprehensive, fire and extended coverage,** the house and buildings on said lot in a sum not less than  
**Four Thousand (\$4,000.00)** ----- 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  
**mortgagors'** name and reimburse **himself**  
for the premium and expense of such insurance under this mortgage, with interest.