

This mortgage is made subject to existing encumbrances, conditions, reservations, restrictions and easements, if any, of record.

This mortgage is given, together with mortgages on real estate located in Charleston and Richland Counties, South Carolina, pursuant to Agreement for additional security dated February 13, 1981, and all of the provisions of said Agreement including the provisions that this mortgage is given as additional security for the said obligation of Dixie Brokerage Co., Inc.; that there shall be no personal obligation or liability of the Mortgagor herein; that the Mortgagor shall not be liable for any deficiency judgment in the event of default; and that, in the event of default, the total recovery of the holder or holders of all of said mortgages, including this mortgage, shall not exceed the sum of \$150,000.00 including principal of the obligation of Dixie Brokerage Co., Inc., interest, expenses of collection and costs.

Mortgagee's address: 7 Foxcroft Road, Greenville, S. C. 29615

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

Bobby G. Williams, his and assigns forever. And I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Bobby G. Williams, his heirs and assigns, from and against me and my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor ----- heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of ----- Dollars, and assign the policy of insurance to the said ----- or assigns. And in case he or they shall at any time neglect or fail so to do, then the said ----- or assigns, may cause the same to be insured in ----- own name, and reimburse ----- for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

~~AND IT IS FURTHER AGREED, that the Mortgagor, Bobby G. Williams, shall and will pay to the Mortgagee, Dixie Brokerage Co., Inc., the sum of \$150,000.00, plus interest thereon, at the rate of 12% per annum, on the first day of each month, beginning on the first day of the month next following the date hereof, until the said sum of \$150,000.00, plus interest thereon, has been paid in full. And in the event of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.~~

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Sarah G. Troutman

do and shall well and truly pay or cause to be paid unto the said Bobby G. Williams

the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Agreement and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said Mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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