in Deed Book 663, at Page 437, and being the same property heretofore conveyed to Joe F. Thomason by J. Hewlett Wasson by deed duly recorded in the R.M.C. Office for Greenville County in Deed Book 923 at page 446 on May 28, 1963, and duly recorded in the Clerk's Office for Laurens County in Deed Book 184 at page 116 on May 17, 1963.

It is understood and agreed that this is a third mortgage on the above property and is junior in lien to the mortgages heretofore given by Joe F. Thomason to Fountain Inn Federal Savings & Loan Association, and to Thomas and Howard Company of Columbia, S. C.

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 Thomas and Howard Company of Columbia, S.C., its/ successors 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 Thomas and Howard Company of Columbia, S. C., its successors 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 Joe F. Thomason, his heirs, executors or administrators, shall and will forthwith insure his Fountain Inn Red & White store, and the contents therein for their reasonable value, and keep the same insured from loss or damage by fire and assign the policy of insurance to the said Thomas and Howard Company of Columbia, S. C., its/ successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Thomas and Howard Company of Columbia, S. C., its successors or assigns, may cause the same to be insured in its own name, and reimburse itself 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 said Mortgagor Joe F. Thomason, his heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if Calhoun Falls Kash & Karry, Inc., and/or Joe F. Thomason do and shall well and truly pay, or cause to be paid unto the said Thomas and Howard Company of Columbia, S. C. 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 note 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.