

Sentell by deed dated July 9, 1947, recorded in Vol. 315 at page 41 in said R. M. C. office.

There is located on the above described property a six-room frame residential buildings 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 me to C. Douglass Wilson, recorded in the R. M. C. office.

ALSO: All my stock of goods, furniture, fixtures, machinery,, equipment, accessories, and any and all personal property of every nature and kind, constituting and used, and to constitute and to be used in and in connection with my Auto Seat Cover and Trim Shop Business as "Mike Siegel's Seat Cover Center" at No. _____ (in 1700 Block of Augusta Road,) opposite Lewis Plaza, in City, Township and County of Greenville, State of South Carolina. This mortgage covers and is intended to cover any and all additions and replacements to said property in the usual course of trade and shall not prevent the sale of same in the usual course of trade.

This is a first mortgage over the above described personal property.

This mortgage is given to secure funds with which to purchase the above named personal property and as to same is a purchase money mortgage.

Mortgagor agrees to insure and keep insured the above named personal property against loss by fire and other casualty and to assign the policy of insurance to Mortgagee, as his interest may appear, in a sum not less than Two Thousand (\$2,000.00) Dollars.

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 James W. Hicks and Joseph A. Hicks, their 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 James W. Hicks and Joseph A. Hicks, their

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 Eight Thousand (\$8,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee S, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee S ; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee S may cause the same to be insured in

Mortgagor's name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.