

ever, except the lien for taxes not yet due and payable, and a mortgage given to Jeff Richardson, Jr., securing the original principal sum of \$52,100, recorded in the RMC Office of Greenville County in REM Book 1421 at Page 241, which mortgage has been subordinated to the lien of the mortgage granted herein.

THIS MORTGAGE SECURES the following:

- (a) Payment of the indebtedness, including any renewal or extension thereof, evidenced by that certain negotiable promissory note of even date herewith, made and delivered by Mortgagor to Mortgagee, in the principal sum of Six Hundred Forty-five Thousand and No/100 (\$645,000.) Dollars, (the "Note"), payable with interest at the rate(s) and in the manner provided therein; the final maturity date of the Note, if not sooner paid, being the expiration date of Home Security Life Insurance Company's Commitment dated June 27, 1978, as amended unless said Note shall be purchased by and assigned to Home Security Life Insurance Company pursuant to the terms of that certain Buy-Sell Agreement between Mortgagor, Mortgagee and said Company dated October 13, 1978, in which event the final maturity date shall be the date which is twenty (20) years following the first month after such assignment to Home Security Life Insurance Company;
- (b) Payment by Mortgagor to Mortgagee of any indebtedness resulting from Mortgagor's failure to perform any of the terms or provisions of the Note, this Mortgage, or any obligations of Mortgagor under any lease of any portion of the Property or any othe documents relating to this loan; and
- (c) Performance of each of the covenants, conditions and agreements contained in the Note, this Mortgage, and in any other instrument referred to herein or otherwise executed or to be executed by Mortgagor and delivered to either of the lenders named above as security for said loan, including monies spent by Mortgagee to cure Mortgagor's defaults under any such instruments, which moneys shall be added to and considered a part of the principal balance of this loan.