

point of beginning on west Washington Street. Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining to have and to hold all and singular the said premises unto the said Furman University, its successors and assigns forever. And the First Presbyterian Church of Greenville S.C. does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Furman University, its successors and assigns, from and against itself and its successors and assigns and every person whosoever lawfully claiming or to claim the same or any part thereof.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or its successors and assigns, and agrees that any judge of the Circuit Court of said State may at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for any thing more than the rents and profits actually collected.

Provided Always nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagee does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

And it is agreed by and between the said parties that said mortgage is to