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duties to perform so long as Greenville Country Club pays interest to the holders of the notes, and further pays the notes at maturity, to wit on August 26, 1937. No responsibility shall rest upon the Trustee to see that the interest is paid as the same accrues, or for payment of taxes on the property, keeping up of the insurance or any of the other acts or things desirable or necessary to protect the interests of the note holders, but, on the contrary, the note holders shall make their own collections, see that the taxes are paid and that the property is kept in repair, duly insured and otherwise looked after. If the notes are paid at maturity and application is made to the Trustee to satisfy this mortgage, and such applications is signed by the persons holding the notes, or their legal representatives, or duly established assigns, then the mortgage shall be satisfied and all further obligations of the Trustee shall cease.

In the event that default be made in payment of any interest or of principal any note holder may request in writing of the Trustees, after ninety days from such default, that the mortgage be foreclosed, and action for foreclosure shall thereupon be instituted.

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 First National Bank of Greenville, South Carolina, as Trustee, its successors and Assigns forever. And Greenville Country Club, hereby binds itself, its successors to warrant and forever defend all and singular the said Premises unto the said First National Bank of Greenville, South Carolina, as Trustee, its successors and assigns, from and against Greenville Country Club, its successors 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 Ten Thousand Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the mortgagor agrees that any Judge of the Circuit Court of South Carolina may, at Chambers or otherwise, appoint a receiver, with authority to take possession of the premises and collect the rents and profits, applying the net proceeds thereof (after paying costs of collection) upon the debt, interest, costs, or expenses; without liability to account for anything more than the rents and the profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if Greenville country Club, the said mortgagor, does and shall well and truly pay or cause to be paid unto the holders of the notes listed upon the annexed sheet, or their lawful assigns, the amounts due with interest thereon, if any be due, according to the true intent and meaning of the said notes, 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 mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

(OVER)