

All of said property being located in the City of Greenville, County of Greenville, State of South Carolina.

Together with all other real estate, buildings, fixtures, machinery and equipment now owned or hereafter acquired by the party of the first part and located in Greenville County, South Carolina.

And for the same consideration, as additional security for the said indebtedness, the party of the first part hereby assigns to the party of the second part the rents, profits and other income of the premises, and hereby waives notice of any application by the party of the second or third parts for the appointment of a receiver upon default in any of the covenants herein contained.

TO HAVE AND TO HOLD said lands and premises, together with all and singular the privileges and appurtenances thereon and thereto pertaining, including all houses and buildings thereon, and all of said personal property, to it, said party of the second part, its successors and assigns, in fee simple, upon the trusts and for the uses and purposes herein set out and none other, that is to say:

If the said party of the first part - - - - -

shall fail or neglect to pay all taxes or assessments which are or which may be levied against or which may constitute a lien upon said property, within three months after the same shall have become due and payable, or shall fail to keep the buildings on said premises, or other insurable property hereby conveyed, insured against loss by fire and other hazards in the amount or amounts required by the party of the third part, its successors or assigns, loss, if any, payable to the Trustee herein as its interest may appear, for the benefit of the party of the third part or the holder or holders of the indebtedness hereby secured, or shall remove any of said property from said premises (except as may be permitted by this instrument), without the prior written consent of the party of the third part, its successors or assigns, or shall fail to perform any of the obligations of the party of the first part as contained in this deed of trust or in the note hereby secured, then, in either one or more of such events, said note or renewals and all of the

option of the holder thereof. If the said party of the first part - - - - -

shall fail or neglect to pay the interest on said note or on any renewal thereof any installment of same, as and when the same shall hereafter become due, or both principal and interest or any part of either at the maturity of said note or renewal, or at the time same shall be or become due by acceleration on account of the happening of any event of default, or otherwise, as set out in said note or in this deed of trust, all of the indebtedness hereby secured shall immediately become due and payable, anything herein or in the note or notes evidencing said indebtedness to the contrary notwithstanding, and, on application of the party of the third part or the holder of said note or notes evidencing said indebtedness or any part thereof, it shall be lawful for, and the duty of, the said party of the second part to advertise at the County Court House Door of the County where said property is located, for a time not less than thirty days, and also to publish notice of said sale once a week for four weeks in some newspaper published in the County where the property is located, therein appointing a day and place of sale, and at such time and place to expose said property, or so much thereof as may be necessary, at public sale to the highest bidder for cash, or upon such terms as the party of the third part may direct, and, upon such sale, to collect the purchase money and convey title to the purchaser; and said party of the second part, first retaining the usual compensation received by trustees for making such sale, not to exceed two per cent of the proceeds of such sale, and for all services performed and expenses incurred, out of the proceeds of such sale, shall apply so much of the residue as may be necessary to pay off and discharge said note and all interest then accrued and due thereon, as well as any other