

turning and running along said Johnson Street South $82^{\circ}41'$ East for a distance of sixty-seven and four-tenths (67.4') feet to an iron pin; thence turning and running along the north side of Whitmire Street North $54^{\circ}52'$ East for a distance of ninety-six and six-tenths (96.6') feet to a point; thence turning and running along the north side of Whitmire Street North $85^{\circ}12'$ East for a total distance of eighty-four and three-tenths (84.3) feet to a point; thence turning and running along the north side of Whitmire Street South $85^{\circ}35'$ East for a distance of one hundred one and forty-seven-hundredths (101.47') feet to the point of beginning.

And the said mortgagor doth, in addition to the assignment of the lease delivered with this mortgage, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns and all other person whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest and principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said JOHN O. HUNT, his Heirs, Executors or Administrators, shall and will insure buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage