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The land, easement and rights hereinabove described are the same that were conveyed to the mortgagor, Liberty Investment Company, by deed of Thomas P. Reynolds, et al, dated October 1, 1933, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Vol. 170, page 277, and by subsequent deed of John E. Johnsten dated November 28, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Vol. 228, page 99 (conveying to the mortgagor the above described 10 foot exit alley), and it is the intention of the parties hereto that this mortgage cover and include all property and rights of every kind and nature described therein.

TOGETHER with all buildings and improvements now located upon the land hereinabove described and all additions or replacements that may be placed thereon prior to the payment of the debt secured by this mortgage, and all furniture, fixtures and equipment of every kind and nature now located or which may hereafter be placed in any building or buildings or additions hereafter erected, including but not limited to all seats, screens, scenery, curtains, fans, motors, loud speaker systems, projectors, sound equipment, spot lights, office equipment, musical instruments, and any other appliances, equipment or furnishings now used in, or in connection with, the operation of the Liberty Theatre. It is understood and agreed between the parties that the mortgagor has the right to replace any of the personal property conveyed by this mortgage so long as said personal property is replaced by similar property of equal or greater value.

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 Provident Life and Accident Insurance Company, its successors and assigns, forever. And the said Liberty Investment Company hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Provident Life and Accident Insurance Company, its successors and assigns, from and against itself, its successors and assigns, and all others whomsoever, lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Liberty Investment Company, its successors and assigns, shall and will forthwith insure the buildings now or hereafter erected on said property and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, in some insurance company or companies approved by the mortgagee in a sum satisfactory to the mortgagee and assign the said policy or policies of insurance to the said mortgagee, its successors and assigns, and in case it or they shall at any time neglect or fail so to do then the said mortgagee, its successors or assigns, may cause the same to be insured in its own name and the amounts paid for the premiums shall become a lien on the above property, and enforced as the principal obligation.

AND should the mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the