

All of said property being located at Greenville, S.C. on the 38.43 acre tract on which mortgagor's plant is located.

Together with all other real estate, buildings, manufacturing plants, fixtures, furniture, machinery and equipment, including automotive equipment, now owned or hereafter acquired by the party of the first part.

Together with the business and good will of the party of the first part.

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 indebtedness hereby secured shall immediately become due and collectible, at 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 or 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

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