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thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping; elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this Mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said JEFFERSON STANDARD LIFE INSURANCE COMPANY, its successors or assigns forever.

And the said Mortgagor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said JEFFERSON STANDARD LIFE INSURANCE COMPANY, its successors or assigns, from and against itself and its successors and assigns, and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties of these presents that if the said Mortgagor does and shall well and truly pay or cause to be paid unto the said JEFFERSON STANDARD LIFE INSURANCE COMPANY, its successors or assigns, the said debts and sums of money aforesaid, with interest thereon if any shall be due, according to the true intent and meaning of this instrument and of the said note and the conditions therein written, then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

The note hereby secured is also secured by two (2) other liens of even date herewith as follows:

(1) Deed of trust to Howard Holderness, Trustee for Jefferson Standard Life Insurance Company conveying real estate of Akers Motor Lines, Incorporated, situate in Gaston County, North Carolina.

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