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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 The Peoples National Bank, Greenville, S. C., as Trustee, its successors and assigns. And Greenville Broadcasting Company does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said Premises unto the said The Peoples National Bank, Greenville, S. C., as Trustee, its successors and assigns, from and against itself and its successors and assigns.

And the said mortgagor agrees to insure and keep insured the buildings on said lot in a sum not less than Forty-one Thousand Eight Hundred (\$41,800.00) Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of Forty-one Thousand Eight Hundred (\$41,800.00) Dollars,

from loss or damage by tornado, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

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 said building or buildings, ^{at the option of the mortgagor} such amount may be retained and applied by it toward the payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said mortgagor, its successors or assigns, to enable such parties to repair said equipment or to erect new equipment in their place, or for any other purpose or object satisfactory to the mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or such payment over, took place.