

and Queen Street, and for parking of cars and other vehicles of customers, patrons and employees of the occupants, tenants and owners of the above mortgaged property, over a strip of land fronting on the North side of Pendleton Street and a strip of land along the South side of Perry Avenue, that were acquired by the mortgagor herein under an agreement entered into between Edward C. McNeill, Randolph H. McNeill and William D. McNeill, dated March 6, 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 474, at page 475.

A portion of the above described lot fronting 119.1 feet along the North side of Pendleton Street and running back to a depth of 174 feet, more or less, and a portion of the above described lot fronting 139.2 feet along the South side of Perry Avenue and running back in parallel lines to a depth of 40 feet, more or less, are subject to an easement for ingress and egress to and from other property shown on plat of Edgewood Center, referred to above, and to an easement for parking cars and other vehicles of the customers, patrons and employees of occupants, tenants and owners of other property shown on plat of Edgewood Center hereinabove referred to and this mortgage is given subject to said rights which are fully shown in an agreement entered into between Edward C. McNeill, Randolph H. McNeill and William D. McNeill, dated March 6, 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 474, at page 475.

Together with and subject to all rights and privileges as contained in a certain wall agreement dated June 14, 1954, between Edward C. McNeill and William D. McNeill and recorded in the R. M. C. Office for Greenville County in Deed Book 503 at page 422.

The mortgagor herein specifically reserves to himself, his heirs and assigns, the right at any and all times to use, (in a satisfactory, structurally-sound manner) the Western wall of the building situate upon the mortgaged premises as the Eastern wall of a building or buildings that subsequently may be constructed upon the property now owned by the mortgagor which lies adjacent to the Western boundary of the mortgaged premises.

\*\*The mortgagor shall pay when due, if legal for him to do so, any specific tax or assessment now due or hereafter imposed under or by reason of the laws of the State of South Carolina or of any political sub-division thereof so as to affect the interest of a non-resident owner in this mortgage or in the debt secured hereby and in the event of failure to make such payment or in the event that such payment by the mortgagor be for any reason illegal, then, and in such case, said principal sum herein secured with all the arrearages of interest thereon shall, at the option of the mortgagee, its successors and assigns, be and become immediately due and payable, anything contained in the note secured hereby or in this mortgage to the contrary notwithstanding.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said GENERAL MORTGAGE CO., its successors and Assigns. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said GENERAL MORTGAGE CO. its successors and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.