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Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

To have and to hold, all and singular, the said premises unto the said The Peoples National Bank of Greenville, South Carolina, as trustee, its successors and assigns forever, in trust, nevertheless, for the security and benefit of all persons or bodies corporate who or which shall be, at any time become, the holder or holders of the said bearer notes, or of the interest obligations incident thereto, without preference to the holder of any of the said notes or interest obligations over any of the others, by reason of priority in the date thereof or the time of the issuing or negotiating of the same.

Provided always, and these presents are on the express condition, that if the said Mission, or its successors or assigns, shall well and truly pay, or cause to be paid, to the holders of said bearer notes and interest thereon, when and as the same shall become due and payable, the principal and interest secured hereby, according to the terms, provisions, conditions and effect of the said notes and interest obligations, then these presents and the estate hereby granted shall cease and be utterly null and void, otherwise to remain in full force and virtue. And it is agreed, by and between the said parties that the mortgagor is to hold and enjoy the said premises until default of payment shall be made.

#### COVENANTS IN CASE OF CONTINUING DEFAULT

And if at any time any part of said debt, or interest thereon, be past due and unpaid the mortgagor hereby assigns the rents and profits of the above described premises to the mortgagee, or its successors and assigns, and agrees that any judge of the Circuit Court of this State may, at bankers or otherwise, appoint a receiver, with authority to take possession of said premises and to collect the rents and profits, applying the net proceeds thereof