

The above described property is the identical property conveyed unto the mortgagor herein by deed of Otis P. Moore and James P. Moore, dated February 4, 1953, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Volume 475 at page 389.

The mortgagor herein also assigns unto the mortgagee named herein and its successors or assigns all rents, issues and profits accruing or to accrue to the said mortgagor from the above described premises, and the mortgagee by accepting this assignment covenants and agrees to and with the mortgagor that, until a default shall occur by the said mortgagor, his heirs and assigns, in the performance of the covenants or in the making of the payments provided in this mortgage and the note which the same secures, the said mortgagor may receive, collect and enjoy the rents, issues and profits accruing to him from the said premises; but it is covenanted and agreed by the said mortgagor that upon the happening of any default in performance of the covenants or in the making of payments provided for in this mortgage and the note which the same secures, the mortgagee, its successors or assigns, may receive and collect all the said rents, issues and profits. The mortgagor in the event of default in any of the payments or in the performance of any of the terms, covenants or conditions of the aforesaid mortgage, hereby authorizes the mortgagee, its successors or assigns, at its option, to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises. The mortgagee, its successors or assigns shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due the mortgagee, its successors or assigns under the terms of the within mortgage and the note which the same secures. The manner of the application of such net income, and as to the items which shall be credited shall be within the sole discretion of the mortgagee, its successors or assigns.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belong, 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 and 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 myself and 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.