

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Maxie C. Wilson
and made oath that she saw J. Louis Coward as President and
Mary T. Coward as Secretary of J. Louis Coward Construction
Company, Inc., a corporation chartered under the laws of the
state of South Carolina sign, seal with its corporate
seal and as the act and deed of said corporation deliver the
within written mortgage, and that he, with Mildred R. Turner
witnessed the execution thereof.

Sworn to before me this
20th day of January, 1958

Maxie C. Wilson

Mildred R. Turner (Seal)
Notary Public for South Carolina

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 mortgagee(s) his heirs, successors and
Assigns. And it do hereby bind itself its ~~heirs~~ Successors,
Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) his
heirs, successors and Assigns, from and against the mortgagor(s), its ~~heirs~~ Successors, Executors, Administrators and
Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.