

TOGETHER with all buildings and improvements now located upon the land hereinabove described, and all additions or replacements that may be placed thereon prior to the payment of the debt secured by this mortgage; also all rights, ways and all ways and means of ingress and egress to and from said property, including all rights and privileges of way and all streets, roads and roadways adjacent to said property leading to and from same; and also all furniture, fixtures and equipment of every nature and kind, and also all television sets and all window air-conditioning units, now located, or which may be placed, on said premises, or which may be placed in any building or buildings or additions hereafter erected, it being the intention of the parties hereto that the said mortgage shall cover all property of the Myers-Pitts Hotel Company in Greenville, South Carolina, whether real, personal or mixed, which is now located or which may hereafter be placed, on the land above described.

This mortgage shall rank equal in priority with the lien of that mortgage given by Myers-Pitts Hotel Company to Liberty Life Insurance Company on March 14, 1958, in the original amount of \$150,000.00, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 740, page 507, and it is understood and agreed by the mortgagor herein that a default under this mortgage or under the present mortgage held by Liberty Life Insurance Company referred to herein constitutes a default under both of said mortgages.

This mortgage and the note secured thereby is executed by the undersigned officers of Myers-Pitts Hotel Company pursuant to the authority vested in them by resolution of the Board of Directors of said company duly called and held pursuant to notice thereof on April 30, 1959.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.