Being the same property conveyed to mortgagor by C. Heyward Morgan, et al by deed dated August 1, 1960 and recorded August 8, 1960 in the office of the R. M. C. for Greenville County in Deed Book 656, Page 265.

Together with all equipment, furniture and fixtures installed or hereafter to be installed on the premises.

The following prepayment privileges are reserved:

- A. During the first three (3) years from date of loan None.
- B. Commencing at the end of three (3) years: (1) On any interest payment date to make additional principal payments; provided, however, that the total of such payments made during any twelve-month period calculated from the date of the note, or any anniversary thereof, shall not exceed \$18,000.00; (2) on any interest-payment date to make additional principal payments in excess of the amount provided under (1) above up to, and including, the entire balance due on the loan with a charge of 5% of such excess as consideration during the fourth (4th) and fifth (5th) years; 4% penalty during the sixth (6th) year; 3% penalty during the seventh (7th) year; 2% penalty during the eighth (8th) year. The loan may be anticipated without penalty after the eighth (8th) year.

Mortgagor shall furnish mortgagee with annual audit statements and interim statements if requested.

Mortgagor shall make no principal repayments on any notes or debentures issued to the stockholders of the corporation without the written consent of mortgagee, and no interest shall be paid on said notes or debentures unless the loan evidenced by this mortgage is current.

As additional security for this loan, the borrower shall assign a life insurance policy to be approved by mortgagee issued upon the life of the manager of the bowling alley in the amount of \$25,000.00. Mortgagor agrees to maintain said insurance in full force and effect during the term of this loan.

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.

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