

of Parcel No. 1, and running along the line thereof S 9-12 E 366.9 feet to an iron pin on Vardry Street; thence with the northerly side of Vardry Street S 63-10 E 28.7 feet to an iron pin; thence N 9-21 W. 385.8 feet to an iron pin on Beattie Street; thence with the southerly side of Beattie Street S 75-35 W. 22.3 feet to the beginning corner.

This is the same property in which the mortgagor was conveyed an undivided one-fourth interest by deed recorded in the R. M. C. Office of Greenville County in Deed Book 480 at Page 529. It is understood that, notwithstanding the warranty contained herein, Parcel No. 1 is subject to the reservation contained in said deed with reference to the extension of South Markley Street and this mortgage, with respect to Parcel No. 2, shall cover only my right title and interest therein and title thereto is warranted only as against myself and persons claiming under me.

This mortgage embraces only my one-fourth undivided interest in the mortgaged premises. LESS HOWEVER, such portions of the above described property having been previously conveyed to Piedmont Natural Gas Co., Inc. and The Geer Drug Company by deeds recorded in Vol. 529 at page 415 and Vol. 589 at page 347, respectively.

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining:

To Have and to Hold all and singular the said premises unto the said Professional Equity Fund, its successors heirs and assigns forever. And I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Professional Equity Fund, its successors and assigns from and against myself, my heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same, or any part thereof.

It is Agreed, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are furnished by a landlord in letting an unfurnished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any 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 part of the security for the indebtedness herein mentioned and to be covered by this mortgage.

And it is Agreed that in consideration of the making of the loan secured hereby, the mortgagor has waived, released and relinquished, and hereby waives, releases, and relinquishes the benefit of all moratorium or other laws which have been, or which may hereafter be, passed by the legislature of the State of South Carolina affecting the mortgagor's liability for the debt secured hereby, or the enforcement of the lien of this mortgage.

And it is Agreed, by and between the said parties, that the said mortgagor shall and will forthwith insure the house and building on said land, and keep the same insured in companies satisfactory to the mortgagee from loss or damage by fire in the sum of Eight Thousand Eight Hundred (\$8,800.00) dollars and assign the policy of insurance to the said mortgagee (which expression herein shall include his, her or its successors, executors, administrators or assigns), and in case he or they shall at any time neglect or fail so to do, then the said mortgagee may cause the same to be insured in his or its own name, and reimburse himself or itself for the premium and expenses of such insurance under this mortgage.

And it is Further Agreed, That said mortgagor shall promptly pay all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, and reimburse himself or itself under this mortgage.

And it is Further Agreed, That said mortgagor shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt:

And it is Further Agreed, That in case of nonpayment of the said debt or sum of money, with interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said bond, note or other obligation, or in case the said mortgagor shall neglect or fail to pay promptly when due the taxes upon the said property, or to insure the house and building on said land and keep the same insured as aforesaid, or to observe any of the covenants and agreements herein on his part, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding.

Provided Always, Nevertheless, And it is true intent and meaning of the parties to these presents, that