

THIS is the same property conveyed to the mortgagor herein by deed of Marsmen, Inc., dated September 28, 1955, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 535, page 385.

THIS mortgage and note secured hereby are executed by the undersigned officers of Janitor's Supply & Chemical Company, Inc., pursuant to the authority vested in them by resolution adopted by the Directors of Janitor's Supply & Chemical Company, Inc., at a meeting duly called and held for that purpose on August 15th, 1961.

So long as any balance remains unpaid on the note secured by the within mortgage, the mortgagee herein is given the option to purchase the above described property in accordance with the terms and conditions of an agreement made between the mortgagor and the mortgagee herein dated August 15, 1961.

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 unfinished 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 and 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.