

Together with all improvements, equipment, machinery, furnishings, fixtures and signs located on said premises and used in the operation of the Howard Johnson Motor Court situate thereon.

TOGETHER, with all 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 herein described, the same being a leasehold interest of Greenville Motor Lodges, Inc. in said premises unto the said South Carolina National Bank of Charleston, Greenville, South Carolina, its successors and assigns forever.

And, the mortgagor does hereby covenant to warrant and forever defend its leasehold interest in said premises unto the said South Carolina National Bank of Charleston, Greenville, South Carolina, its successors and assigns, from and against the mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Greenville Motor Lodges, Inc., holds possession of the property herein described, pursuant to the written terms of a thirty-six (36) year lease, as amended, dated May 30, 1959, and recorded in the R.M.C. Office for Greenville County in Deed Book 625, Page 401, said amendment dated May 4, 1962 and duly recorded in Deed Book 697, Page 483. It is understood and agreed by the parties hereto that this mortgage shall extend to such leasehold estate as is held by the mortgagor, its successors and assigns, pursuant to the written agreement, as amended, above referred to and to the buildings and improvements thereon. Should the mortgagor be in default in the payment of the rent on the lease aforesaid and such default be not cured pursuant to the terms of said lease, then such default shall be deemed a default of the within obligation and at the election of the holder of this mortgage, and the note which it secures, the entire balance of the within obligation may be declared immediately due and payable.

And the said mortgagor agrees to insure the building on said land for not less than One Hundred Fifty Thousand & no/100 (\$150,000.00) Dollars in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with