

located in the parcel first above described (in Item I), and more particularly shown on the plat recorded in Plat Book YY, page 161.

TOGETHER with all and singular the rights, privileges, easements, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including any and all fixtures and personal property located on said premises belonging to said mortgagor.

TO HAVE AND TO HOLD all and singular the said premises hereinabove identified as Item I and the premises hereinabove identified in Item II as Parcel 1-A, Parcel 1-B, Parcel 1-C, and the leasehold interest of the mortgagor in Parcel 1-D above described in said Item II, unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns forever.

And the mortgagor does hereby covenant to warrant and forever defend all and singular the said premises identified as Item I above, and identified in Item II above as Parcel 1-A, Parcel 1-B and Parcel 1-C, and its leasehold interest in the premises identified as Parcel 1-D in Item II above, unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns, from and against the mortgagor and every person whosoever lawfully claiming or to claim the same or any part thereof.

PROVISIONS APPLICABLE TO THE LEASEHOLD ESTATE
(Being that Portion of the Mortgaged Premises
Hereinafter Described as Parcel 1-D)

The mortgagor holds possession of the property identified in Item II above as Parcel 1-D pursuant to the terms of a written lease agreement dated March 6, 1963, by and between Mertie N. Cannon and V. L. Cannon, as Lessors, and Pleasantburg Shopping Center, Inc., as Lessee, the terms of said lease commencing on March 1, 1963 and ending on June 30, 1998, said lease being recorded in the RMC Office for Greenville County, S. C. in Deed Book 718, page 433, and the amendment thereto being recorded in Deed Book 726, page 73, and further amended by written instrument dated April 11, 1963, recorded in Deed Book 726, page 73, and further amended by written instrument dated November 11, 1963, and recorded in Deed Book 737, page 279. The lien of this mortgage shall extend to any and all other, further or additional, estates, interests or rights which may at any time be acquired by mortgagor in or to the premises demised by said lease, said