

The above parcel of land is the same conveyed by the Mortgagee to the Mortgagor this date by deed to be recorded herewith.

PARCEL TWO: All right, title and interest of the corporation in that certain strip of land in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above described parcel.

BEGINNING at an iron pin, said iron pin being S. 50-42 E. 197 feet from the northeastern corner of the above described parcel on Henry Street and running thence N. 39-18 W. 61 feet to an iron pin; thence N. 50-42 E. 7 feet to a point; thence S. 39-18 E. 61 feet to a point; thence S. 50-42 W. 7 feet to an iron pin, the point of beginning.

The above parcel of land is the same conveyed by the Mortgagee to the Mortgagor this date by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual business and trade fixtures, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises of Parcel One hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the said premises of Parcel One unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.