

to an iron pin on the northern side of Cleveland Street, corner of that portion of Lot No. 15 heretofore sold by mortgagor to Shell Oil Company; thence along the line of property of Shell Oil Company, N. 6-50 W. 200 feet to an iron pin; thence N. 78-06 E. 150 feet to an iron pin on the western side of S.C. Highway 291, joint front corner of property of mortgagor and Shell Oil Company, the beginning corner.

Being the same property conveyed to mortgagor by C. Heyward Morgan et al by deed dated August 1, 1960, recorded on August 8, 1960 in the office of the R.M.C. for Greenville County in Deed Book 656, page 265, less that portion of Lot No. 15 heretofore conveyed by mortgagor to Shell Oil Company by deed dated January 12, 1965, recorded in the office of the R.M.C. for Greenville County in Deed Book 765, page 307.

So long as Shell Oil Company, its successors and assigns, operates a service station on the premises described in Deed Book 765, page 307, no structure shall be erected or placed on the property of the mortgagor to the north of said property of Shell Oil Company within fifty feet of the line of said property along S.C. Highway 291 for a distance of 200 feet. This provision does not include any pylon or pylons erected by the mortgagor or its successors and assigns for the advertisement or promotion of its business located on its remaining property.

TOGETHER with all furniture, fixtures and equipment in the building now located on the premises hereby conveyed, including but not limited to 24 Brunswick-Balke-Collender Co. bowling lanes and equipment and 24 Brunswick automatic pinsetters located on the above-described property.

Mortgagor shall furnish mortgagee with annual audit statements and interim statements if requested.

As additional security for this loan, the borrower shall assign a life insurance policy to be approved by mortgagee issued upon the life of the manager of the bowling alley in the amount of \$25,000.00. Mortgagor agrees to maintain said insurance in full force and effect during the term of this loan.

The following prepayment privileges are reserved: On any regular installment due date and upon 30 days written notice to pay in part or in full at 105% during the first 5 loan years; 103% during the 6th through the 10th loan years; and at 101% during the 11th through the 12th loan years.

In the event of default or loan assumption, at the option of mortgagee, mortgagor shall be required to make a monthly deposit to cover taxes and hazard insurance.

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 unfurnished 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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.