

In addition to the property described above certain real property in Charleston County, South Carolina, is also mortgaged in favor of First National Bank & Trust Company of Augusta as security for the indebtedness recited herein. Said mortgage is executed contemporaneously with this mortgage on the same date hereof.

TOGETHER with all and 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 unto the said FIRST NATIONAL BANK & TRUST COMPANY OF AUGUSTA, its successors and assigns forever. And CLAUSSEN'S, INC., does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said FIRST NATIONAL BANK & TRUST COMPANY OF AUGUSTA, its heirs and assigns, from and against itself, its successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor, its successors and assigns, shall pay promptly all taxes