

mortgage from Greenville Medical Center, Inc. dated December 29, 1966, and recorded in Mortgage Book 1047, Page 226, in the R.M.C. Office for Greenville County, South Carolina, held by John Hancock Mutual Life Insurance Company.

TO HAVE AND TO HOLD, all and singular the said premises unto the said WALTER E. HELLER & COMPANY OF GEORGIA, its successors and assigns forever.

AND the said Mortgagor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said WALTER E. HELLER & COMPANY OF GEORGIA its successors and assigns and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

It is expressly stipulated and provided and Mortgagor, for itself, its legal representatives, successors and assigns, hereby covenants and agrees to and with Mortgagee, its legal representatives, successors, and assigns:

First:

(a) That it shall at its own cost and expense keep the improvements now on, or hereafter to be placed on, the above described premises in good condition and repair and will not commit or permit any waste thereof, reasonable wear and tear excepted;

(b) That it shall keep such improvements and personal property located on the aforesaid premises insured against fire and other casualty by what is commonly known as extended coverage insurance in an amount acceptable to and in such company or companies approved by the holder or holders of said indebtedness, to whom the loss, as its or their interest may appear, shall be payable by means of the standard form of Mortgagee endorsement; and