

This being the same property conveyed to John Michael's, Inc., by J. H. Sitton by deed dated July 23, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 894, at Page 621.

The Mortgagor hereby assigns to the Mortgagee any and all awards of damages, actual or consequential, for the taking of the property or any portion of the property herein conveyed, by intimate domain or condemnation, including, but not limited to, damages or awards for changes to the grades of streets or acquiring title to streets. The proceeds of such awards or damages when received by the Mortgagee shall be applied in reduction of the indebtedness under the note secured hereby, or returned to the Mortgagor, at the option of the Mortgagee.

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 mortgagee, his heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.