

of the further sum of THREE DOLLARS to it, the said Mortgagee, in hand well and truly paid by the said Mortgagor at and before the sealing and delivery of these Presents, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these Presents, DOES GRANT, bargain, sell and release unto the said Mortgagee all that property situate in the County of Greenville, State of South Carolina, as more particularly described in Exhibit "A"-#12, which is attached hereto and made a part hereof.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging in anywise appertaining. To have and to hold, all and singular the said premises unto the said Mortgagee, 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 Mortgagee, its Successors and assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

And it is agreed, by and between the parties hereto that the said Mortgagor, its Successors or Assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of said Mortgagee, for an amount not less than