

or formerly owned by Lang Ligon & Company, Inc.; thence leaving said highway right-of-way and running with the line of said Lang Ligon & Company, Inc. property S. 46-20 W. 338.7 feet to an old iron pin on the northeastern right-of-way of Congaree Road; thence with said Congaree Road right-of-way N. 43-45 W. 912 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagees, their heirs and assigns, forever.

It is agreed by and between the Mortgagor and the Mortgagees that the Mortgagees, from time to time, upon request of the Mortgagor, will release from the lien of this mortgage various portions or all of the property herein conveyed upon the substitution by the Mortgagor of adequate collateral as provided for by the terms and provisions of a certain escrow agreement dated October 18, 1972, by and between Kenneth B. Dailey and Dorothy J. Dailey as "Sellers", and Orders Mattress Co., Inc. as "Buyer", and C. Douglas Wilson, Inc. as "Escrow Agent", a copy of which escrow agreement is incorporated herein by reference and made a part hereof. A copy of said escrow agreement is on file in the offices of C. Douglas Wilson, Inc., 201 East North Street, Greenville, South Carolina.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagees forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagees for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagees for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagees so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagees unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagees, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagees, and in companies acceptable to them, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagees, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagees the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagees, to the extent of the balance owing on the mortgage debt, whether due or not.