

the block bounded by West Poinsett Street, Main Street, Church Street, and Mosteler Place as said streets are presently located, and this mortgage is given subject to the right of way of said streets as the same (or any of them) may have been widened or relocated.

TOGETHER with all the right, title and interest of the mortgagor in and to:

- (a) A certain Lease Agreement dated February 1, 1972 between B. F. Few, as Lessor, and McLeskey-Todd Drug Company of Greer, S. C., Inc., as Lessee, affecting a portion of the within described property; and
- (b) Any other existing leases respecting or affecting any portions of the within described property.

This mortgage is also made subject to the aforementioned leases.

This is the identical property conveyed to the mortgagor by Benjamin F. Few, Chemical Bank, and Donald Vail, as Trustees, by their deed recorded or to be recorded contemporaneously herewith in the R.M.C. Office for Greenville County, and this mortgage is given to secure a portion of the purchase price of said property.

In addition to the other covenants herein, the mortgagor agrees to secure and pay the premiums for a life insurance policy upon himself in the face amount of not less than \$100,000.00 (excluding any indebtedness against such policy) in a life insurance company satisfactory to the mortgagee and to assign said policy to the mortgagee in such form that, in the event of the death of the mortgagor, the proceeds of such policy (to the full extent that the indebtedness hereby secured is then unpaid) shall be paid to the mortgagee and applied by the mortgagee upon said indebtedness; and upon failure of the mortgagor to pay the premiums therefor, the mortgagee, at its option, may pay said premiums, and all sums so advanced by the mortgagee shall become a part of the principal indebtedness secured hereby, and the mortgagor shall reimburse the mortgagee therefor with interest upon demand 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.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Bankers Trust of South Carolina, N. A., its successors and Assigns. And I do hereby bind myself my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Bankers Trust of South Carolina, N. A. its successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.