

in Mortgage Book 1284, page 684, in the RMC Office for Greenville County, South Carolina, by changing the description of the property to which this mortgage is a second mortgage.)

TOGETHER with all furniture, fixtures, machinery, equipment, tools and other personal property of the Mortgagor now or hereafter situate upon or about the mortgaged premises and used in connection therewith. This provision shall be self-operative but the Mortgagor will execute and deliver to the Mortgagee on demand, and hereby authorizes and irrevocably appoints the Mortgagee the attorney in fact of the Mortgagor to execute and deliver such financing statements and other instruments as the Mortgagee may require in order to impose the lien hereof more specifically upon said fixtures and property.

TOGETHER with all awards and settlements hereafter made as a result or in lieu of any taking of the mortgaged premises or any part thereof under the power of eminent domain, which awards and settlements are hereby assigned to the Mortgagee.

TOGETHER with all rents, issues, and profits of the mortgaged premises under any lease or tenancy now existing or hereafter created, reserving however unto the Mortgagor, so long as it is not in default hereunder, the right to receive and retain such rents, issues and profits.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the premises, fixtures and personal property unto the Mortgagee, its successors and assigns and all others whomsoever lawfully claiming or to claim the same or any part thereof and for itself, its successors and assigns that at and until the ensealing of these presents it was well seized of the above described premises, fixtures and personal property as a good and indefeasible estate in fee simple and has good right to sell and encumber and convey the same, and that the same was free from all encumbrances and liens whatsoever.