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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 CITIBANK, N.A., its

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successors ~~and assigns forever.~~  
Greenville Plaza Associates, a South Carolina Limited Partnership, ~~and assigns~~  
AND /does & hereby bind it self and its / ~~successors and assigns~~ to procure  
or execute any further necessary assurances, of title to the said premises, the title to which is unencumbered, and also to warrant and  
forever defend all and singular the said Premises unto the said mortgagee, its successors -----  
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and assigns, from and against itself and its / ~~heirs, executors and administrators~~

and all persons lawfully claiming, or to claim the same or any part thereof. successors and assigns,  
AND IT IS AGREED, by and between the parties hereto, that the said mortgagor, its / ~~heirs, executors or~~  
and other casualty, under what is commonly known as extended coverage insurance, ~~administrators,~~ shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire for the benefit

of the said mortgagee, for an amount not less than Seven hundred thousand (\$700,000.00) Dollars,  
in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof,  
the said mortgagee, its successors ----- or assigns, may  
effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its  
payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee  
its successors ----- or assigns shall be entitled to  
receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, its / ~~heirs, executors,~~  
~~administrators or assigns,~~ shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable.  
then the said mortgagee, its successors -----  
or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this  
mortgage for the sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on  
the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall  
severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or  
intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, its successors -----  
or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented  
by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that  
then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee,  
or assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt  
secured hereby, then and in that event, the said mortgagee, its successors ----- or assigns,  
shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease  
out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the  
execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured  
hereby.

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