

This property acquired from D. M. C. Enterprises, Inc. and recorded in Deed Book 1038 Page 282 on June 21, 1976.

TOGETHER, with all and singular the Rights, Members Hereiditaments, and Appurtenances to the said Premises belonging, or in anywise or appertaining; and

TOGETHER with any and all rents which are now due or may hereafter become due by reason of the renting, leasing and bailment of property improvements thereon and equipment;

TO HAVE AND TO HOLD all and singular the said Premises unto The First National Bank of South Carolina, its successors and assigns. And the Mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto The First National Bank of South Carolina, its successors and assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Mortgagor shall faithfully perform the covenants of Mortgagor as Lessor under any present and future leases affecting all or any portion of the Premises, and neither do nor neglect to do, nor permit to be done, anything which may cause the termination of said leases, or any of them or which may diminish or impair their value, or the rents provided for therein, or the interest of mortgagor or mortgagee therein or thereunder. Mortgagor, without first obtaining the written consent of mortgagee thereto, shall not (a) assign the rents, or any part thereof, from the Premises, (b) consent to the cancellation or surrender of any lease of the Premises, or any part thereof, now existing or hereafter to be made, (c) modify any such lease so as to shorten the unexpired term thereof, or so as to decrease the amount of the rent payable thereunder, or (d) collect rents from the premises for more than one month in advance. Mortgagor shall deliver to mortgagee a recorded assignment of all of the lessor's interest in leases between C & C Center Properties and lessees.

In the event any portion or all of the mortgaged property is the subject of condemnation, the entire proceeds of said condemnation, to which mortgagor would be entitled,

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