

provided, however, that "equipment" shall not include machinery, apparatus, equipment, fittings, fixtures, and articles of personal property used in the business of the Mortgagor whether the same are annexed to said real estate or not, unless the same are also used in the operation of any building located thereon.

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the premises as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to or decrease in the value of the premises, to the extent of all amounts which may be secured by this mortgage at the date of receipt of any such award or payment by the Mortgagee, and of the reasonable counsel fees, costs and disbursements incurred by the Mortgagee, in connection with the collection of such award or payment. The Mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by the Mortgagees to confirm such assignment to the Mortgagees of any such award or payment. All of this paragraph subject to the rights of Southland Life Insurance Company under its aforementioned first mortgage.

TO HAVE AND TO HOLD the above granted and described premises, with the appurtenances, unto the Mortgagees, their heirs and assigns, forever.

PROVIDED ALWAYS, and these presents are upon this express condition, that if the Mortgagor, and Old Dominion Box Company and their successors or assigns, shall well and truly pay unto the Mortgagees, their heirs or assigns, the sum of money mentioned in the aforementioned four (4) promissory notes and the interest thereon, at the time and in the manner mentioned in the notes, and shall well and truly abide by and comply with each and every covenant and condition set forth herein or in the notes, then these presents and the estate hereby granted shall cease, determine and be void.