

Being a part of the land conveyed by Dorothy H. Allen and Margaret H. Sexton by her attorney in fact, Dorothy H. Allen, by a deed dated May 12, 1976, to J. D. Hunt, his heirs and assigns, recorded in the Office of the Register of Mesne Conveyances for Greenville County on May 12, 1976, in Deed Book 1036 at page 202. Said deed containing description of two tracts conveyed to J. D. Hunt on said date and including the lands above described.

It is covenanted and agreed by and between the parties hereto that all heating and air conditioning equipment, cranes and sprinkler systems, owned by the mortgagor and located upon the property above described are a part of and secured by this mortgage.

The mortgagor covenants and agrees that the Mortgagee, at its option, may require the Mortgagor to deposit with the Mortgagee with each monthly installment due on the note which this mortgage secures the following sums in addition to payments of principal and interest provided in said note: A sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged premises, all as estimated by the Mortgagee, less all sums already paid therefrom, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will be due and payable, which sums shall be held by the Mortgagee to pay said premiums, taxes and special assessments. If said sums shall be insufficient to make said payments when the same shall become due and payable, the Mortgagor shall pay to the Mortgagee any amounts necessary to make up the deficiency.

The Mortgagor further covenants and agrees to deliver to the Mortgagee a complete itemized statement of the annual income and expenses of the property, together with total gross sales of tenants on percentage leases, if any, in relation to the premises, duly certified and prepared in accordance with generally accepted accounting principles on or before three months after the end of each calendar year, covering the period of such year. In addition, annual audited statements of Jeff Hunt Machinery Company will be furnished.

The Mortgagor further covenants and agrees to maintain at all times during the term of this mortgage loss of rents insurance payable to both the Mortgagor and the Mortgagee in an amount of not less than \$215,000.00.

The Mortgagor further covenants and agrees to maintain during the entire life of the loan a policy of insurance on the life of J. D. Hunt, Jr. in the amount of \$300,000.00, said policy to be assigned to the Mortgagee as additional collateral.

The undersigned, Hunt Development Company, Inc., shall have no personal liability for the payment of indebtedness evidenced by this note. Holder hereof shall have the security of the property securing this note, but shall have no right to a deficiency decree against the undersigned, Hunt Development Company, Inc.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY 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.