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Mortgage of Real Estate and Security Agreement, dated November 23, 1977, and recorded in the office of the Register of Mesne Conveyances for Greenville County in Mortgage Book 1417 at page 731, so that when further amended, said Mortgage shall provide as follows:

ARTICLE I

GENERAL COVENANTS AND WARRANTS

Section 1.1 Covenants of Title. The Mortgagor represents, warrants, covenants, and agrees:

- (i) that he is lawfully seized of said premises in fee simple;
- (ii) that he has good right to convey the same in manner and form aforesaid;
- (iii) that the Mortgaged Property is free from any and all liens and encumbrances, except only such as are listed on Exhibit "A" hereto;
- (iv) that he does hereby bind himself and his successors to warrant and defend all and singular the said premises unto American National Insurance Company, its successors and assigns, from and against himself and his successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof; and
- (v) that he will take all steps necessary to preserve and protect the validity and priority of the liens on the premises created hereby.

Section 1.2 Additional Instruments of Security. The Mortgagor shall, upon reasonable request, forthwith execute, acknowledge and deliver, or will cause to be executed, acknowledged and delivered, all and every such further deeds, conveyances, mortgages, financing statements, transfers and assurances as the Mortgagee may require, for the better assuring, conveying,

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