

referred to as the "Brashier Mortgage.") The Brashier Mortgage is a wrap-around Mortgage which includes the balances due under the mortgages to South Carolina Federal Savings and Loan Association and First Federal Savings and Loan Association of Greenville as described above.

(d) That certain Mortgage of Real Estate dated February 27, 1980 executed in favor of Sigma Properties in the original principal amount of \$715,000.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1496 at Page 591 (hereinafter referred to as the "Sigma Properties Mortgage").

The four mortgages described above are hereinafter collectively referred to as the "Prior Mortgages." The sum of the outstanding principal balances of the Brashier Mortgage and the Sigma Properties Mortgage totals \$2,629,543.00.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

THE MORTGAGOR HEREBY COVENANTS AND AGREES WITH THE MORTGAGEE AS FOLLOWS:

1. Mortgagor is lawfully seized of the premises hereinabove described in fee simple absolute, and has good right and lawful authority to sell, convey, or encumber the same, and the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

2. Mortgagor will pay the Note at the times and in the manner provided therein.

3. Mortgagor shall comply with all the terms, provisions, and conditions of the Prior Mortgages other than those applicable to the payment of principal and interest due under the Prior Mortgages. In the event Mortgagor fails to comply with each and every one of the terms, provisions, and conditions of the Prior Mortgages or is in default under the