

the parties hereto that all such fixtures and equipment, other than the usual household furniture and tenant trade fixtures, be considered a part of the real estate.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed to the Mortgagor by Greenville Radiology Professional Association by deed dated November 16, 1981 and recorded December 4, 1981 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1159 at page 139.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds itself and its heirs, executors, administrators, and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its heirs, executors, administrators and assigns, and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That this mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, re-advances or credits that may be made hereafter to the Mortgagor by the Mortgagee and; (c) any and all other debts or liabilities of Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so advanced, credits made, or amounts owing shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing, and the lien of this mortgage securing such advances and re-advances shall be superior to the right of the holder of any intervening lien or encumbrance.

3. That it will keep the improvements upon said premises constantly and satisfactorily insured in an insurance company or companies licensed to do business in South Carolina and approved by the Mortgagee until the said notes are paid. The insurance shall include insurance against fire, vandalism and malicious mischief, and must include an extended coverage endorsement. The insurance provided for hereunder must be in an amount equal to the full replacement cost of the mortgaged premises and in an amount sufficient to avoid co-insurance liability. The insurance policy or policies shall be deposited with the Mortgagee and shall be made payable to the Mortgagee (or in such other form as to the Mortgagee may be satisfactory) by attachment of the Standard Mortgagee Clause for further securing of the said notes. The proceeds thereof shall at the option of the Mortgagee be applied in payment of the indebtedness

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