

and for the better securing the payment thereof to the Mortgagee, according to the conditions of the said note; and also in consideration of the further sum of THREE DOLLARS to it, the said Mortgagor, in hand well and truly paid by Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, sold and released, and by these Presents, DOES GRANT, bargain, convey, sell and release unto the Mortgagee its successors and assigns:

That certain property situated in Greenville County, South Carolina and more particularly described on Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining, and all buildings and improvements thereon. (All of the above hereinafter sometimes called "Premises" or "premises").

TO HAVE AND TO HOLD, all and singular the premises above mentioned and described to the use, benefit and behoof of the said Mortgagee its successors and assigns in fee simple forever.

AND the said Mortgagor does hereby covenant that it is lawfully seized and possessed of an indefeasible estate in fee simple of the premises and has good right to convey the same, that the same are unencumbered except as set forth herein and that Mortgagor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the Mortgagee, its successors and assigns, from and against itself and its successors, lawfully claiming, or to claim the same, or any part thereof.

The Mortgagor in order more fully to protect the security of this Mortgage, does hereby covenant and agree as follows:

1. That it will pay the Indebtedness as hereinbefore provided.