

ALSO:

ALL of Mortgagor's and Additional Mortgagor's right, title and interest in and to that certain easement for ingress and egress over a portion of the adjoining property of L. S. Spinks to the north, which easement is shown on the aforesaid plat and is more particularly described in that certain Easement Agreement between LDS, Inc. and L. S. Spinks as recorded in the RMC Office for Greenville County in Deed Book 1222 at Page 752.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the successors and assigns of Mortgagee forever.

MORTGAGOR is lawfully seized of a leasehold interest in the premises hereinabove described and ADDITIONAL MORTGAGOR is lawfully seized of the Property in fee simple absolute, that Mortgagor and Additional Mortgagor have good right and are lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except a expressly provided herein. Mortgagor and Additional Mortgagor further covenant to warrant and forever defend all and singular the Property unto Mortgagee and the successors or assigns of Mortgagee from and against Mortgagor and Additional Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor, Additional Mortgagor, and Mortgagee that if Mortgagor and Additional Mortgagor pay or cause to be paid to Mortgagee the debt secured hereby, the estate hereby granted shall cease, determine and be utterly null and void; otherwise said estate shall remain in full force and effect.

IT IS AGREED that Mortgagor shall be entitled to hold and enjoy the Property until a Default as herein defined has occurred.

MORTGAGOR and Additional Mortgagor (hereinafter referred to collectively as Mortgagor unless otherwise indicated) further covenant and agree with Mortgagee as follows: