

And if any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, or in the lease herein referred to, then the whole sum of the principal of said note remaining at that time unpaid, together with accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses, including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Greenville Piggly Wiggly Corp., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Sabothen, Inc. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS to the said Greenville Piggly Wiggly Corp. in hand well and truly paid by the said Sabothen, Inc. at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said SABOTHEN, INC.