

The mortgagee's rights being fully set forth and evidenced in and by the terms of a leasehold agreement executed and delivered to the mortgagee herein by Walter W. Goldsmith and Henry P. Willimon on July 15, 1947, and duly recorded in the R. M. C. Office for Greenville County, S. C. on August 28, 1947 in Deed Book 318, Page 359, reference to which is here specifically made.

ALSO, 20 Bendix Automatic Laundry Machines all being designated by #5254-C, and having the following respective individual numbers 869, 809, 866, 867, 808, 664, 811, 806, 868, 479, 663, 825, 827, 771, 826, 790, 846, 807, 810 and 828; 1 Bock Extractor M601634; 3 Huebsch Driers Nos. 55382, 56224 and 60373; 1 Bendix Ironer #43 A 362; 1 300 gallon insulated Hot Water Storage Tank; 1 550 gallon Rulane Gas Tank; 1 Amership Boiler; 1,000 gallon capacity; 1 500 gallon underground fuel oil tank, 1 set Detecto Platform Scales and 10 Laundry Carts, or any replacements thereof or substitutions therefor. It being distinctly understood and agreed by the terms of this mortgage that the assignment of the foregoing referred to leasehold agreement is conditional on the full payment of the obligation evidenced by the note secured by this mortgage, which represents the unpaid portion of the purchase price for said properties, rights and equipment due and owing by the mortgagor to the mortgagee herein.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Alfred C. Mann, Jr., his

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Seven Thousand & No/100 (\$7,000.00) - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.