

TO HAVE AND TO HOLD all and singular the said Premises unto the said Sabothen, Inc., its Successors and Assigns, for and during all the remainder of said term of years yet to come and unexpired, subject nevertheless to the rents, covenants, conditions, and provisions in said lease agreement. And Greenville Piggly Wiggly Corp. does hereby bind itself and its Successors and Assigns to warrant and forever defend all and singular the said Premises unto the said Sabothen, Inc., its Successors and Assigns, from and against Greenville Piggly Wiggly Corp., its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the buildings on said lot in a sum not less than Forty Thousand (\$40,000.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and such other contingencies as the mortgagee may require, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of