

913-275

iron pin in line of other property now or formerly of Lowndes Hill Realty Co.; thence turning and running along the line of said property N. 15-23 E. 223.6 feet to an iron pin in line of property now or formerly leased to Ryder Truck Rental; thence turning and running along said line N. 82-40 W. 231.1 feet to the point of beginning.

The above property is subject to the right of ways of said unnamed street and Lowndes Hill Road.

The mortgagor, as further security for the payment of the debt hereby secured, assigns unto the mortgagee all leases covering the premises hereby conveyed and all rents accruing and to accrue from said premises until the debt hereby secured shall be fully paid and discharged, it being understood that there is included in this assignment that certain Lease Agreement between the mortgagor and Westinghouse Electric Corporation, dated October 16, 1963, which agreement is duly recorded in the office of the Register of Mesne Conveyances of Greenville County, South Carolina, and all the rents accruing thereunder. It is understood, however, that this assignment shall not be effective until and unless there shall be default in the payment of interest or principal due and payable under the terms of the note secured by this mortgage or in the performance of any of the covenants of this mortgage. In such event, the mortgagee is hereby authorized to give notice of this assignment to the tenant or tenants in said premises, and, thereafter, said tenant or tenants shall pay said rents to the mortgagee until notified in writing by the said mortgagee that payments to the mortgagor may be resumed.

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Wachovia Bank and Trust Company, its successors *Heirs* and Assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Wachovia Bank and Trust Company, its successors *Heirs* and Assigns, from and against itself, its Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.