

TO HAVE AND TO HOLD, all and singular the said premises hereinabove identified as Parcels Nos. I and III, and the leasehold interest of the Mortgagors in Parcel No. II hereinabove described, unto the said Mortgagees, their heirs and assigns forever.

And the said Mortgagors do hereby covenant to warrant and forever defend all and singular the said premises identified as Parcels Nos. I and III above, and their leasehold interest in the premises identified as Parcel No. II above, unto the said Mortgagees, their heirs and assigns, from and against the respective mortgagors, their successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagors hold possession of the property identified above as Parcel No. II, pursuant to the terms of a thirty-five (35) year lease dated February 26, 1958, and amended by written agreement dated July 17, 1958, by and between Nona H. Squires, as Lessor, and Virginia G. Lindler and Grace G. Huff, as Lessees, said lease being recorded in the RMC Office for Greenville County, S. C. in Deed Book 593, page 501, the Lessees' interest therein having been assigned to the Mortgagors herein. It is understood and agreed by the parties hereto that insofar as Parcel No. II is concerned, this mortgage shall extend to such leasehold estate as is held by the Mortgagors, their heirs and assigns, pursuant to the written lease, as amended, above referred to. Should the Mortgagors be in default in the payment of the rent on the lease aforesaid and such default be not cured pursuant to the terms of said lease, then such default shall be deemed a default of the within obligation and at the election of the holder of this mortgage, and the note which it secures, the entire balance of the within obligation may be declared immediately due and payable.

And the said Mortgagors agree to insure the buildings on said land in an amount sufficient to protect the interest of the Mortgagees herein, in a company or companies which shall be acceptable to the Mortgagors, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss