

as are furnished by a landlord in letting or operating an unfurnished building, similar to the ones herein described and referred to, which are or shall be attached to said buildings by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the leasehold interest of the mortgagor in and to all of the above described property unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, and the mortgagor does hereby covenant to warrant and defend all and singular its leasehold interest in the above described property unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor holds possession of the property identified above pursuant to the written terms of the following leases:

Parcel No. 1. Written lease dated June 1, 1966, by and between Central Realty Corporation, as Landlord, and Southern Bank & Trust Company, as Tenant, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 803, page 327. Written assignment by Southern Bank & Trust Company to SBT Real Estate, Inc., dated July 17, 1968, is recorded in said RMC Office in Deed Book 848 , page 473.

Parcel No. 2. Written lease dated June 1, 1964, by and between W. Thomas Brockman, as Landlord, and Southern Bank & Trust Company, as Tenant, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 777, page 13, as modified by unrecorded Addendum dated July 26, 1966, and further modified by unrecorded Addendum dated June 21, 1968. Written assignment by Southern Bank & Trust Company to SBT Real Estate, Inc., dated July 17, 1968, is recorded in said RMC Office in Deed Book 848 , page 473.

Parcel No. 3. Written lease dated April 29, 1965, by and between Mildred Roper Wilkinson, as Landlord, and Southern Bank & Trust Company, as Tenant, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 772, page 233. Written assignment by Southern Bank & Trust Company to SBT Real Estate, Inc., dated July 17, 1968, is recorded in said RMC Office in Deed Book 848 , page 473.

IT IS UNDERSTOOD AND AGREED by the parties hereto that this mortgage