

American ~~Estatal~~ Savings & Loan Association
Greenville, S.C. 29601 133

Highways and transportation facilities have been developed to facilitate the movement of people and goods. The development of railroads, roads, and airports has greatly improved the efficiency of the economy.

TO HAVE AND TO HOLD and during the said 17 years of the term of this lease, and the first year of the lease of the said property, the lessee, his heirs, executors, administrators, successors, assigns, and every person whomsoever, claiming under him, or any part of him, shall have, hold, and enjoy and every part of which said land, by any claim, title, or interest he, or any of them, may have, or shall have at any time during the said 17 years, and every part of the premises hereinafter described in the superscript, so that it may be held and enjoyed, to the intent and meaning of the said lease, and the first year of the lease of the said property, that the said premises are free and clear of all liens and encumbrances whatever, except as hereinbefore set forth.

If all or any part of the Property or an interest therein is sold to the Borrower, Banker will, at Lender's prior written consent, release
for the creation of a new or concurrent security interest in the Property, or the creation of a new or concurrent security interest for a sum less than
the value of the Property, or the creation of a new or concurrent security interest in any fixtures, equipment or other chattels, fixtures or
appliances (other than those held by Lender as security for the payment of the principal amount of the Note), equipment or other chattels, fixtures or
appliances (other than those held by Lender as security for the payment of the principal amount of the Note) which have been in the possession of Lender for less than
three years unless otherwise agreed upon by Lender; provided further, however, that if Lender so elects, Lender may declare all the sums secured by this Mortgage to be
immediately due and payable. Lender shall have an undivided right of survivorship in one-half of the sum of transfer. Lender and the person or persons
to whom the Property is to be sold or the stated real estate agreement is to be made, shall be jointly and severally liable to Lender and to the persons
interested in the Property for the payment of the principal amount of the Note, interest thereon, and all other amounts due under this Note.
Interest payable on the sum(s) secured by this Mortgage shall accrue from the date of the original sale or transfer or at such date as Lender may
request. If Lender has waived the option to
accelerate prior to the date set forth in this paragraph, and a Borrower's successor in interest has executed a written assumption agreement accepted in
writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If tender exercises such as option, take-over tender and the like, may not be conducted in the US, however it is to be noted also, that such such tender offers, will not be subject to the rules of the NYSE and the NYSE rules permit that hereby.

It is a general acceptance of prega, which can be considered as a method of protection against other and dangerous life-threatening diseases.

Anytime Mortgagor delinquent and in arrears, or if the note or notes are in default, the Association may sue or cause to be sued for the amount of principal and interest due and unpaid, and attorney fees, and other expenses generally incurred, and the Association may, at its option, in addition to the debt secured hereby, and attorney fees, sue in a company or companies approved by the Association to sue, the company or companies thereafter having the right to assign the policy or policies of insurance to the Association. In the event of foreclosure or other transfer of title to the mortgaged property, in extinguishment of the debt secured hereby, all right title and interest of the Mortgagor in such property, insurance policies then in force shall pass to the purchaser or grantee. The Mortgagor also agrees to subscribe and deliver to the Association its individual life insurance ("any" as may be required by the Association) for protection of the debt secured hereby, and that the premium thereon, the Mortgagor agrees to turn in credit of payment of the aforesaid premiums and upon his failure to do so the Association may, at its option, declare all sums secured hereby, immediately due and payable, and said premiums which sums shall bear interest from the date of payment at the rate charged for in the note secured hereby, and that such sums and interest shall be secured by this mortgage.

The Mortgagor also covenants to promptly pay all taxes, assessments and other governmental charges imposed upon said property, when same become due and shall furnish the Association creditable sum payments upon request in the event the Mortgagor shall fail to pay such items before them becoming past due, the Association shall collect the same and sums secured thereby immediately due and payable, and pay same with any interest and penalties as provided by law, plus simple interest thereon from the date of payment at the rate provided for in the note secured hereby, which sum and interest shall be added to the principal of this mortgage.

And it is further agreed that the Mortgagor shall not go or leave the premises or do or do anything upon or about the premises or any part thereof whereby, the value of the premises hereby mortgaged will be diminished or weakened as security for said debt, that he shall keep said premises in good repair and the lessor shall pay & cause to pay all the costs of repair when same are made whatever repairs as in its judgment necessary, and pay the cost thereof when same are made by him or his agent or attorney in this mortgage as provided herein in the event of payment of premiums or taxes on the Association, the lessor shall have the right at his election to declare the full indebtedness unenforceable or unmarketable in the sum amount of the Association's claim, have the right at his election to declare the full indebtedness hereby secured immediately due and payable if said indebtedness shall be destroyed by fire or other casualty, or the greater portion of same is removed from the premises without the written consent of the Association, and, hereupon declare the total indebtedness secured hereby unenforceable due and payable.

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