

every nature and kind now located, or which may hereafter be placed, in the buildings now located on said premises, or which may be placed in any building or buildings or additions hereafter erected, it being the intention of the parties hereto that the said mortgage shall cover all property of Hotel Imperial, Inc., of Greenville, South Carolina, whether real, personal or mixed, which is now located, or which may hereafter be placed, on the land above described.

It is stipulated by the parties hereto that the entire proceeds of this loan are being used to pay off the indebtedness secured by the mortgage given by Charles Spencer James to Whitney - Central Trust and Savings Bank, as Trustee, on March 1, 1928, over the property hereinabove described, recorded in the S. M. C. Office for Greenville County, S. C., in Mortgage Volume 72, at page 55, et seq., and the mortgage, Southeastern Life Insurance Company, is hereby subrogated to the lien of the said mortgage to Whitney - Central Trust and Savings Bank, as Trustee.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have And To Hold all and singular the said Premises unto the said Southeastern Life Insurance Company, its successors and assigns. And said Hotel Imperial, Inc., of Greenville, South Carolina, does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Southeastern Life Insurance Company, its successors and assigns, from and against said Hotel Imperial, Inc., of Greenville, South Carolina, 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 and keep insured the houses and buildings on said lot in a sum not less than One Hundred Twenty-Five Thousand (\$125,000.00) Dollars from loss or damage by fire, and will keep the houses and buildings on said lot insured in a sum not less than One Hundred Twenty-Five Thousand (\$125,000.00) Dollars from loss or damage by windstorm or tornado, and will keep and insure the furnishings and equipment in said houses and buildings on said lot from loss by fire in such amounts as may from time to time be required by the mortgagee, in a company or companies satisfactory to the mortgagee, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so,