AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and apparatus are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor ..., his heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said shall cease, determine and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal prosecting being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises notice to any party, of a Receiver of the rents, issues and profits of the said premises bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said premises, or such part thereof as may not then be under lease, and with such other payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the said premises to the payment of the said interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said mortgagee, its successors or assigns, who shall have the right forthwith after any such default and expenses, on account of the amount hereby secured.

AND it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment or any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises. AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above

described premises to comply with the requirements of any Department of the City of Greenville. South Carolina within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail such state of repair or reasonable depreciation.