

such proceedings and the execution of the trust as receiver, shall apply the residue of the rents and proceeds toward the payment of the debt secured hereby and that should legal proceedings be instituted for the foreclosure of this Mortgage, or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, its successors or assigns, including a reasonable counsel fee, shall thereupon become due and payable as a part of the debt secured hereby and may be recovered and collected hereunder.

17. It is covenanted and agreed by Mortgagor that upon completion of the bus station now under construction at Columbia, South Carolina, Mortgagee will obtain an assignment from Carolina Scenic Stages, a South Carolina corporation, of a Lease dated September 22, 1959, effective October 1, 1959, wherein Asher S. Vifanska, Trustee, is the Lessor and Carolina Scenic Stages is the Lessee and will execute a Mortgage to said Leasehold interest to the Mortgagee herein. The property covered by the Lease above referred to is described as follows:

All that piece, parcel and Lot of land situate, lying and being at the Southern corner at the intersection of Washington and Sumpter, City of Columbia, County of Richmond, State of South Carolina, and measuring on its Northern and Southern sides 104 feet more or less and on its Eastern and Western sides 78 feet more or less and bounded on the North by Washington Street and on the East and South by Lot formerly of M. C. Heath and on the West by Sumpter Street, known as 1340 Sumpter Street, South Carolina.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these presents, that if Mortgagor does and shall well and truly pay, or cause to be paid, the debt or sum of money, with interest thereon, if any shall be due according to the true intent and meaning of the said Mortgage and Note, then this Mortgage shall cease, determine, and be utterly null and void; otherwise to remain in full force and effect.