

On September 21, 1962, Mortgagor executed and delivered to Mortgagee its certain mortgage covering the above described premises, said mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Volume 901, Page 571, and it is specifically understood and agreed that said mortgage and the mortgage this date executed and delivered shall be of equal rank and dignity and should default be made in the payment of any installment on either mortgage, according to the respective terms thereof, then the entire unpaid balance secured by both mortgages shall become immediately due and payable, at the option of mortgagees, who may foreclose both mortgages in accordance with their respective terms, provided, however, it is understood and agreed that this Agreement shall be enforceable only so long as one mortgagee is the owner and holder of both mortgages.

Mortgagor covenants and agrees to furnish mortgagee certified statements of income and expense of the property within three months after the end of each fiscal year.

Mortgagor further covenants and agrees that if it acquires fee simple title to the property herein described or any part thereof, this mortgage will attach to such interest as fully as if said mortgage originally covered a feehold interest.

The leasehold interest of Mortgagor in the above described property is derived from a lease from Zeadora B. Reeves, as amended, the original lease being recorded in the R. M. C. Office for Greenville County in Deed Book 625, Page 401, and from that certain lease from Blue Chip Investments, Inc., as amended, the original Lease recorded in Deed Book 707, Page 203.

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

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 appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building 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 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 security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises 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.