

MORTGAGE OF REAL ESTATE - Page 5.

TOGETHER with all furniture, fixtures, furnishings and equipment owned by the mortgagor, located on the premises and used in connection with the operation of the Greenville Country Club and golf course, including any and all additions or replacements thereof that may be made prior to the payment of the indebtedness secured by this mortgage.

TOGETHER with all and singular the Rights, Member, 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 PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns forever.

AND Greenville Country Club does hereby bind itself and its Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns, from and against it and its Executors, Administrators, Successors and Assigns, and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, its Executors, Administrators, Successors or Assigns, shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire, the perils covered by the standard