

This mortgage and the note secured thereby are executed by the undersigned officers of the Mortgagor pursuant to a loan agreement between Mortgagor and Greenville News-Piedmont Company, the predecessor of Mortgagee Corporation, dated July 7, 1966, and by the authority of a resolution of the mortgagor's Board of Directors at a meeting held after due notice in accordance with its By-Laws.

The Mortgagor reserved the right to anticipate or prepay all or any part of the principal and interest hereof without penalty.

The indebtedness secured by this Mortgage is subordinated to the indebtedness of the undersigned to Walter E. Heller & Company, present or future, not exceeding \$1,500,000.00, but the maturity date or the terms and conditions of said Heller indebtedness shall not affect the maturity date of this loan and the borrower's obligation to pay same as it matures.

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 mortgagee(s) ~~It~~ ~~its~~ ~~successors~~ and Assigns. And ~~It~~ ~~does~~ ~~hereby~~ ~~bind~~ ~~itself~~ ~~and~~ ~~its~~ ~~successors~~, ~~and~~ ~~assigns~~ ~~to~~ warrant and forever defend all and singular the said Premises unto the said mortgagee(s) ~~its~~ ~~successors~~ and Assigns, from and against the mortgagor, ~~its~~ ~~successors~~, ~~executors~~, ~~administrators~~ and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.