

deeds are incorporated herein by reference thereto; it being the intention of the mortgagor to include in this mortgage all property which it now owns located between Jameson Road and South Carolina Highway 291 By-Pass.

The mortgagor agrees that within ninety (90) days after the close of its fiscal period each year, it will furnish to the mortgagee an accurate financial statement reflecting the condition of the company; and if the mortgagor refuses to do so after request therefor is made, the note which this mortgage secures may be declared immediately due and payable at the option of the mortgagee.

TOGETHER with all and singular the Rights, Members, 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 mortgagee, its successors, ~~heirs, successors~~ and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.