

Carolina Educational Television Commission, their heirs, successors, assigns and their patrons or members of the public visiting their properties; (3) any prescriptive rights of the general public in and to the roads or roadways located on the property; (4) the rights in the water line and the use of same in American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission, James P. and Otis P. Moore, Leslie C. Meyer and Edwin H. Martin, their heirs, successors or assigns, as set forth in the deeds of conveyances to them as hereinabove recited or as recorded in the R.M.C. Office in Deed Book 312, at Page 271, Book 314, at Page 186 or in Book 606, at Page 529; (5) right of way and/or easement in Duke Power Company recorded in Deed Book 305, at Page 270 and Book 336, at Page 50; (6) the condition that the roads or roadways on the property are not to be closed except with and by the consent of American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission; Margaret L. Armstrong, Western Union and the South Carolina Highway Commission, their heirs, successors or assigns; (7) the grantee by accepting this deed hereby assumes and covenants that it will fulfill, perform and satisfy the condition, covenants, responsibilities and liabilities of the grantor to provide ingress and egress in and to the properties of the supplying of water to the properties of American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission, Margaret L. Armstrong, James P. Moore and Otis P. Moore, Leslie C. Meyer and Edwin H. Martin, their heirs, successors or assigns. Together with that right of way and/or easement conveyed to the Textile Broadcasting Company, predecessor of W.M.R.C., Inc., by James P. Moore and Otis P. Moore by instrument recorded in Deed Book 314, at Page 186. The foregoing property is a portion conveyed to Textile Broadcasting Company by the deed of H. R. Stephenson recorded in Deed Book 275 at page 275 and all of that lot of land conveyed to the Textile Broadcasting Company by the deed of South Carolina Forestry Commission recorded in Deed Book 312, at 271.

This is the same property conveyed to the Mortgagor herein by deed of WMUU, Inc., said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1145, Page 872.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or