

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 and any other equipment or fixtures now or hereafter attached, connected or fitted thereto in any manner; it being the intention of the parties hereto that all such 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 Mortgagee, its heirs, successors and assigns forever.

Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever, with the sole exception of a Mortgage of Real Estate from Mortgagor to First Federal Savings and Loan Association of Greenville, South Carolina dated July 17, 1975 and recorded in the RMC Office for Greenville County at the Greenville County Courthouse at REM Volume 1344, Page 65. Mortgagor further binds itself and its heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Mortgagee forever, from and against Mortgagor, its heirs, executors, administrators and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

Mortgagor further covenants and agrees that:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said promissory note, at the times and in the manner therein provided;
2. That this mortgage shall also secure Mortgagee for (a) such further sums as may be advanced hereafter, at the option of Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, readvances or credits that may be made hereafter to