

to exceed Nine Hundred Fifty Thousand and no/100 (\$950,000.00) Dollars, plus interest thereon, attorney's fees and court costs, MORTGAGOR has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said MORTGAGEE, its successors and assigns, forever, the following described property, to-wit:

ALL that certain tract or parcel of land lying and being situate in the City of Greenville, Greenville County, South Carolina, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter referred to as "Property").

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 and assigns forever. And the MORTGAGOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said MORTGAGEE, its successors and assigns, from and against itself and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. MORTGAGOR shall pay when due the principal and interest according to the terms and provisions of the Note.

2. MORTGAGOR shall pay, before any penalty or interest shall be charged thereon, all taxes, assessments and special assessments of every kind and nature that may be levied, assessed or be or become a lien on the Property, and to furnish MORTGAGEE, immediately after payment, certificates or receipts from the proper authorities evidencing full payment of the same. In the event of the failure of MORTGAGOR to pay all the aforesaid taxes, assessments and charges as hereinabove provided, MORTGAGEE may