

truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, its successors and assigns, all of those parcels and tracts of land, together with all improvements thereon, situate in Greenville County, South Carolina, as are more fully described in Exhibit "A" which is attached hereto and made a part hereof as if fully set forth herein.

TOGETHER with all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, including but not limited to furnaces, boilers, plumbing and bathroom fixtures, refrigeration, heating and air conditioning, wash-tubs, sinks, electric fixtures, stoves, ranges, screens, window shades, blinds, refrigerators, kitchen cabinets, plants and shrubbery and all other equipment and machinery, appliances, fittings and fixtures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto.

TOGETHER with all awards heretofore and hereafter made to the Mortgagors for taking by eminent domain the whole or any part of said premises or any easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the Mortgagee at its option, which is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the mortgage debt, notwithstanding the fact that the amount owing thereon may not then be due and payable or alternatively to transmit such awards to Mortgagors to be used to the extent required to restore the premises to an architectural whole; and the said Mortgagors hereby agree, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the Mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever; it being understood that upon Mortgagee taking any such award, the Mortgagors shall then be entitled to pre-pay the debt and both the amount of the award so taken and such pre-payment shall be applied against the principal debt without premium or penalty, notwithstanding any provision of this Mortgage or the Note it secures to the contrary.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, its successors and assigns forever.

AND the said Mortgagors do hereby bind themselves, their heirs, executors, administrators, successors and assigns to