MORTGAGE OF REAL ESTATE

KEYS PTG. CO., GREENVILLE, S.

is required; (b) the amount, if any, of the original cost of all property at any time constituting a part of the mortgaged property, the use of which has been abandoned or discontinued subsequent to July 1, 1945, and not replaced nor set forth in any previous certificate; and (c) the amount, if any, of bondable expenditures representing, at the date of such certificate, any part of any reserve for depreciation, responsive to the provisions of any indenture supplemental hereto; and the aggregate of the amounts so found in (a), (b) and (c) shall be deducted from gross bondable expenditures, the remainder being referred to herein as 'net bondable expenditures';

- ent to July 1, 1945, upon any property at the time constituting any part of the mortgaged property, or, in the case of property acquired subsequent to July 1, 1945, accrued or created or imposed at the time of or subsequent to the acquisition thereof, and remaining undischarged, other than the lien hereof and current taxes and assessments;
- (8) setting forth in reasonable detail (a) the gross earnings derived from the operation of the mortgaged property during a period of twelve (12) consecutive calendar months ending not more than ninety(90) days preceding the filing of such certificate, including in such gross earnings the earnings during such period from the operation of any property acquired as an entirety or substantially as an entirety and constituted a part of the mortgaged property during such period or to be so acquired and constituted simultaneously with the authentication of the bonds then applied for, notwithstanding such earnings or any part thereof accrued to prior owners of such property, (b) the gross non-operating earnings of the Company for the same period, and (c) the aggregate of such operating earnings, together with such part of such non-operating earnings as shall not exceed seven and one-half per cent (7½%) of such operating earnings, such aggregate being herein referred to as the 'available gross earnings';
- (9) setting forth in reasonable detail the gross operating expenses of the Company during the period covered by the eforesaid statement in respect of gross earnings, including all administration and overhead expenses, all taxes (other than income taxes levied under any present or future state or federal law), insurance, rentals, the actual expenditures and charges made for the maintenance and repair of properties, and depreciation charges responsive to the provisions hereof and of any indenture supplemental hereto, and including also proper operating expenses incident to any such property newly acquired or to be acquired simultaneously with the authentication of the bonds then applied for, for the full period aforesaid;
- (10) setting forth the net amount reamining after deducting from the available gross earnings of the Company as stated in such certificate the aggregate of the gross operating expenses as so stated, such net amount being sometimes herein referred to as the 'net earnings of the Company'.
- (11) setting forth in reasonable detail the annual aggregate interest charge on all bonds outstanding hereunder, on the bonds authentication whereof is then applied for, and on all underlying bonds, and the total of such interest charges, such total sum being sometimes herein referred to as the 'annual bond interest charge';
- (12) setting forth in reasonable detail the gross earnings derived during the twelve(12) months' period sencified responsive to division (8) of this subparagraph (e) from the operation of any property included in such certificate acquired, subject to the lien of any underlying mortgage, as an entirety or substantially as an entirety, and constituted a part of the mortgaged property or to be so acquired and constituted simultaneously with the authentication of the bonds then applied for, notwithstanding such earnings or any part thereof accrued to prior