

same conveyed to the mortgagors by Luxury Budget Inns, Inc. by deed dated April 7, 1972, and recorded in the R.M.C. office for Greenville County in Deed Vol. 441, at Page 27.

This mortgage also conveys a security interest in the following property: all furniture, furnishings, machinery, appliances, equipment, and articles of personal property of every kind and nature whatsoever (including mortgagors' leasehold interest in TV sets), other than consumable goods, now owned or hereafter acquired by mortgagors and located on above described premises.

TOGETHER with all and singular the rights, members hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all built-in stoves and refrigerators, heating, air conditioning, plumbing and electrical fixtures, wall to wall carpeting, fences and gates, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment be considered a part of the realty.

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

The Mortgagor represents and warrants that said Mortgagor is seized of the above described premises in fee simple absolute; that the above described premises are free and clear of all liens or other encumbrances except for the mortgage in favor of the First Federal Savings & Loan Association of Greenville, South Carolina, recorded at Book 1229, Page 213 in the office of the Clerk of Court for Greenville County, South Carolina; that the Mortgagor is lawfully empowered to convey or incumber the same; and that the Mortgagor will forever defend the said premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
2. That this mortgage will secure the Mortgagee for any additional sums which may be advanced hereafter, at the option of