

SOUTHEASTERN LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledge, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said SOUTHEASTERN LIFE INSURANCE COMPANY:-

All that certain lot of land situate in Ward Three of City of Greenville, County of Greenville, State of South Carolina, at the Southwest corner of West Washington Street and South Richardson Street, measuring 83 feet on West Washington Street, and having, according to survey of same made by Dalton & Neves, Engineers, March, 1928, the following metes and bounds, courses and distances:-

BEGINNING at the Southwest corner of the intersection of West Washington and South Richardson Street, and running thence with the West side of South Richardson Street, S. 20.0 W. 145 feet to iron pin; thence along line of property now or formerly of C. S. James, N. 69-39 W. 143.5 feet to iron pin; thence N. 20.0 E. 50 feet to iron pin; thence S. 69-39 E. 60.5 feet to an iron pin; thence along the line of other property now or formerly of C. S. James on West edge of Hotel wall, N. 20.0 E. 95 feet to iron pin on South side of West Washington Street; thence along the South side of said Street, S. 69-39 E. 83 feet to the point of beginning, this being the same property on which is located the Hotel Imperial.

Being the same property conveyed to Hotel Imperial, Inc., of Greenville, South Carolina, by deed dated February 23, 1935, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 172, at page 182.

TOGETHER with all buildings and improvements now located upon the land hereinabove described, and all additions or replacements that may be placed hereon prior to the payment of the debt secured by this mortgage; also all rights, ways and all ways and means of ingress and egress to and from said property, including all rights and privileges of any and all streets, roads and roadways adjacent to said property leading to and from same; and also all furniture, fixtures and equipment of every nature and kind located, or which may hereafter be placed, on the buildings now located on said premises, or which may be placed in any building or buildings or additions hereafter erected, it being the intention of the parties hereto that the said mortgage shall cover all property of Hotel Imperial, Inc., of Greenville, South Carolina, whether real, personal or mixed, which is now located, or which may hereafter be placed, on the land above described.

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 Southeastern Life Insurance Company, its successors and assigns. And said Hotel Imperial, Inc., of Greenville, South Carolina, does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Southeastern Life Insurance Company, its successors and assigns, from and against said Hotel Imperial, Inc., of Greenville, South Carolina, its successors and assigns, and every person whomsoever lawfully claiming to claim the same or any part thereof.

And the said mortgagor agrees to insure and keep insured the houses and buildings on said lot in a sum not less than One Hundred Eighty Thousand (\$180,000.00) Dollars from loss or damage by fire, and will keep the houses and buildings on said lot insured in a sum not less than One Hundred Eighty Thousand (\$180,000.00) Dollars from loss or damage by windstorm or tornado, and will keep and insure the furnishings and equipment in said houses and buildings on said lot from loss by fire in such amounts as may from time to time be required by the mortgagee, in a company or companies satisfactory to the mortgagee, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the buildings on the premises against fire or tornado risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS nevertheless, and it is the true intent and meaning of the parties to the these Presents, that if the said mortgagor does and shall well and truly pay, or cause to be paid, unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, and any and all other sums which may