

Greenville County, S. C., in Deed Book 288, page 323.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, including the Hotel Building or Buildings thereon situate, with all furnishings, fixtures and equipment, furniture and personal property connected with said Hotel belonging to said Corporation, and all additions thereto and replacements which may be made, or in which it now has, or may have an equity, or on which it has a lien, to the extent of the interest or claim of said Corporation.

This is one of four certain mortgages covering the above described property given this day by the Greenville Community Hotel Corporation aggregating a total of \$550,000.00, one of said mortgages being to the Liberty Life Insurance Company in the amount of \$325,000.00, one to The First National Bank of Greenville in the amount of \$75,000.00 and the other being to The Peoples National Bank of Greenville in the amount of \$75,000.00, and it is agreed that the lien of this mortgage shall rank equal in priority with the lien of the mortgages given by said Greenville Community Hotel Corporation to the Liberty Life Insurance Company, The First National Bank of Greenville and The Peoples National Bank of Greenville above mentioned, and in the event of a default on the part of the mortgagor under the terms of either of either of said mortgages referred to above, that such, may at the option of the mortgagee herein be deemed and declared as a default in the terms and conditions in this mortgage and the note secured hereby.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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WRC TO HAVE AND TO HOLD all and singular the said Premises unto the said The South Carolina National Bank of Charleston, its successors and assigns. And Greenville Community Hotel Corporation, its successors and assigns, does hereby warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank of Charleston, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

In the event of the passage after the date of this mortgage of any law of this State, deducting from the value of land for the purpose of taxing any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the mortgagee, the debt secured hereby shall, at the option of the mortgagee, without notice become immediately due and payable. Provided, however, that if the mortgagor shall agree to pay to the mortgagee such increased or additional taxes, the mortgagee will waive its right to exercise the option given in this paragraph so long as the mortgagor shall comply with its agreement to pay such additional sum or sums.

And the said mortgagor agrees to insure and keep insured the building on said lot against loss or damage by fire for a sum not less than Five hundred thousand (\$500,000.00) Dollars, and against loss or damage by tornado for a sum not less than Five hundred thousand (\$500,000.00) Dollars, and agrees to insure and keep insured the furniture, fixtures, etc. against loss by fire for a sum not less than Fifty thousand (\$50,000.00) Dollars, in a company or companies satisfactory to the said mortgagee, and to deliver to the said mortgagee and to the holders of the other mortgages above mentioned the policy or policies, premium paid and assigned, and endorsed with loss payable to the said mortgagees in such form as it may require, all renewal policies to be delivered to the said mortgagees at their principal offices in the City of Greenville, S. C., at least three days before the expiration of the old policies; and that in the event the mortgagor shall at any time fail to effect such insurance or to pay the premiums therefor, or to deliver such policies, premiums paid as aforesaid, then the said mortgagees may cause the same