

identified as Parcel No. I and Parcel No. III, and the leasehold interest of the mortgagors, Virginia G. Lindler and Grace G. Huff in Parcel No. II hereinabove described, unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns forever.

And the mortgagors, Virginia G. Lindler and Grace G. Huff, do hereby covenant to warrant and forever defend all and singular the said premises identified as Parcel No. I above, and their leasehold interest in the premises identified as Parcel No. II above, and the mortgagor, Grace C. Garrison, does hereby covenant to warrant and forever defend all and singular the said premises identified as Parcel No. III above unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns, from and against the respective mortgagors and every person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVISIONS APPLICABLE TO THE LEASEHOLD ESTATE
(Being That Portion of the Mortgaged Premises
Hereinabove Described as Parcel II)

Virginia G. Lindler and Grace G. Huff hold possession of the property identified as Parcel No. II above pursuant to the written terms of a thirty-five (35) year lease, dated February 26, 1958, as amended, by and between Nona H. Squires, as Lessor, and Virginia G. Lindler and Grace G. Huff, as Lessees, said lease being recorded in the Office of the RMC Office for Greenville County, South Carolina, in Deed Book 593, page 501. The lien of this mortgage shall extend to any and all other, further or additional, estates, interests or rights which may at any time be acquired by mortgagors in or to the premises demised by said lease, and mortgagors expressly agree that if mortgagors shall, at any time prior to payment in full of all indebtedness secured hereby, acquire fee title or any other greater estate to the premises demised by said lease, the lien of this mortgage shall attach, extend to, cover and be a lien upon such fee simple title or other greater estate.

Mortgagors covenant and agree that they will at all times fully perform and comply with all agreements, covenants, terms and conditions imposed upon or assumed by them as tenants under the aforesaid lease, and that if mortgagors shall fail so to do mortgagee may (but shall not be obligated to) take any action mortgagee deems necessary to prevent or to cure any default by mortgagors in the performance of or compliance with