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side of Augusta Road; thence with the Augusta Road, S. 1-18 E., 357.0 feet, more or less, to iron pin; thence S. 61-16 E., 246.9 feet to an iron pin on the northwest side of S. C. Highway No. 291; thence with said Highway, N. 39-23 E., 260.9 feet to the point of beginning.

Together with all improvements, equipment, machinery, furnishings, fixtures and signs located on said premises and used in the operation of the Howard Johnson Motor Court situate thereon.

TOGETHER with all 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 herein described, the same being a leasehold interest of Greenville Motor Lodges, Inc., in said premises unto the said The South Carolina National Bank, Greenville, S. C.; its successors and assigns forever.

And the mortgagor does hereby covenant to warrant and forever defend its leasehold interest in said premises unto the said The South Carolina National Bank, Greenville, S. C.; its successors and assigns, from and against the mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Greenville Motor Lodges, Inc., holds possession of the property herein described, pursuant to the written terms of a thirty-six (36) year lease dated May 30th, 1959 and recorded in the RMC Office for Greenville County in Deed Book 625, page 401. It is understood and agreed by the parties hereto that this mortgage shall extend to such leasehold estate as is held by the mortgagor, its successors and assigns, pursuant to the written agreement above referred to and to the buildings and improvements thereon. Should the mortgagor be in default in the payment of the rent on the lease aforesaid and such default be not cured pursuant to the terms of said lease, then such default shall be deemed a default of the within obligation and at the election of the holder of this mortgage,