

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 INDUSTRIAL WELDING SUPPLIES, INC. its successors Heirs and Assigns forever

AND the said INDUSTRIAL WELDING SUPPLIES, INC. of GREENVILLE

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

INDUSTRIAL WELDING SUPPLIES, INC., its successors

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, at any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than FORTY THREE THOUSAND THREE HUNDRED EIGHTY TWO and 65/100 (43,382.65)

Dollars in such Company as shall be approved by the Mortgagee, its successors, executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors, executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its successors, executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.