

This is the same property conveyed to the Grantor by South Carolina National Bank, as trustee, in Deed Book 1008, page 508 dated October 1, 1974 and recorded in the R.M.C. Office for Greenville County on October 16, 1974; and also the same property conveyed to the Grantor by deed of Carolyn L. Thomas, recorded in Deed Book 1123 at page 526 dated March 4, 1980.

It is understood and agreed that all notes and future advances which may result from the issuance by The South Carolina National Bank of one or more commercial Letters of Credit to or on behalf of Neudai, Inc. will be secured by this instrument until it is satisfied of record. It is further understood and agreed that The South Carolina National Bank, at the written request of Neudai, Inc. will satisfy this mortgage whenever: (1) Neudai, Inc. owes no indebtedness to The South Carolina National Bank, (2) Neudai, Inc. has no liability to The South Carolina National Bank and (3) The South Carolina National Bank has not agreed to make any further advances to, or on behalf of, Neudai, Inc.

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee ~~its~~ its heirs, successors and Assigns. And I do hereby bind myself Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor ~~his~~ his Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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