

TOGETHER with all awards and settlements hereafter made as a result or in lieu of any taking of the mortgaged premises or any part thereof under the power of eminent domain, which awards and settlements are hereby assigned to the Mortgagee.

TOGETHER with all income, rents, issues, and profits of the mortgaged premises under any lease or tenancy now existing or hereafter created, reserving however unto the Mortgagor, so long as it is not in default hereunder, the right to receive and retain such income, rents, issues and profits.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the premises, fixtures and personal property unto the Mortgagee, its successors and assigns and all others whomsoever lawfully claiming or to claim the same or any part thereof and for itself, its successors and assigns that at and until the ensealing of these presents it was well seized of the above described premises, fixtures and personal property as a good and indefeasible estate in fee simple and has good right to sell and encumber and convey the same, and that the same was free from all encumbrances and liens whatsoever, subject to the terms of the Declaration (Master Deed) of Trentwood Horizontal Property Regime dated October 16, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Volume 1008, Pages 527 through 591 inclusive as amended by Amendment dated the 2nd day of June, 1976, and recorded in the R. M. C. Office in Deed Volume 1038, Pages 140.

AND THE MORTGAGOR COVENANTS AS FOLLOWS:

1. The Mortgagor will pay the Note in accordance with its terms.
2. The Mortgagor will keep the buildings and improvements now or hereafter erected on the mortgaged premises and all fixtures and articles of personal property covered by this mortgage insured against loss and damage by fire and by such other hazards as the Mortgagee may require, in amounts, with insurers and under forms of policies (including standard mortgagee clause unless otherwise required) satisfactory to the Mortgagee; will deliver all such policies and at least 15 days prior to their expiration dates, all renewals thereof to the Mortgagee; and will pay