

ALL those lots of land in Greenville County, South Carolina, adjoining Section II of Oak-Crest with the following metes and bounds:

BEGINNING and adjoining Alabama Avenue and Florida Avenue and running 800 feet more or less; thence S. 16-29W., to a corner of Lot 177; N. 63-30 W., 177.3 feet to a pin on the line of Lot 169; thence with the sub-division property line 800 feet more or less to a corner of Lot 154; thence with Alabama Avenue, S. 60-48 E., to the beginning of Lot 154; thence with Alabama Avenue, S. 60-48 E., to the beginning corner. These lots and land are shown on a plat of Oak-Crest made by C. C. Jones & Associates, Engineers, and recorded in the Greenville County RMC Office in Plat Book "GG", pages 130 and 131.

THIS is the same property conveyed to the Mortgagor by Reuben Heyward Ballard, Henry Grady Ballard and Andrew Jackson Ballard, by deed dated October, 1957, recorded in Book 586 of Deeds, page 491 on October 30, 1957.

( This Mortgage is delivered to secure, in addition to the note described herein, all other indebtedness/liabilities of Mortgagor to Mortgagee, however arising, whether direct or indirect, fixed or contingent, primary or secondary, provided, however, the amount of said other indebtedness secured hereby, outstanding at any one time shall not exceed \$50,000.00.)

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 NATIONAL ACCEPTANCE COMPANY OF AMERICA, its successors and Assigns forever.

AND the said QUALITY CONCRETE PRODUCTS, INC.

does hereby bind itself, and its Successors to warrant and forever defend all and singular the said premises unto the said NATIONAL ACCEPTANCE COMPANY OF AMERICA its successors

and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or 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 Thousand (\$40,000.00)

Dollars in such Company as shall be approved by the Mortgagee its successors or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee its successors 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 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 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.

THE STATE OF SOUTH CAROLINA

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