

APR 7 3 35 PM '69

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE

COUNTY OF GREENVILLE

THIS MORTGAGE DEED, made the 28<sup>th</sup> day of March, 1969, by and between AZALEA MEATS OF GREENVILLE, INC., having an office at 205 Cedar Lane Road, Greenville, South Carolina, a South Carolina corporation, hereinafter called the Mortgagor, which term shall include the successors and assigns of the said Mortgagor, wherever the context so requires or admits, to FRANKLIN NATIONAL BANK, a national banking association under the laws of the United States, having an office at 410 Madison Avenue, New York, New York, hereinafter collectively called the Mortgagee, which term shall include their successors and assigns wherever the context so requires or admits.

W I T N E S S E T H :

## WHEREAS:

1. The Mortgagor has entered into a Guaranty, in favor of Mortgagee, of the obligations of Southeastern Enterprises, Inc. ("Southeastern") to the Mortgagee under a Loan Agreement dated March 14, 1969 and a Note from Southeastern to Mortgagee of even date herewith, in the amount of \$1,300,000, due March 15, 1971.

2. This Mortgage is given to secure Mortgagor's performance under its Guaranty in favor of Mortgagee, including, upon default in payment or performance by Southeastern under the Loan Agreement and Note between Mortgagor and Southeastern, all payments of principal, interest, expenses, disbursements, legal fees, and claims of every nature arising under said loan Agreement and Note.

NOW, THEREFORE, in consideration of said loan being made by Mortgagee to Southeastern at the request of Mortgagor, and for the purpose of securing payment upon and performance under the Guaranty by the Mortgagor, and to secure also the performance by Mortgagor of the covenants and agreements hereinbefore and hereinafter expressed, and also in further consideration of One Dollar each to the other in hand paid, the receipt whereof is hereby acknowledged, the Mortgagor has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Mortgagee and its successors and assigns:

All those pieces, parcels or tracts of land situate, lying and being on the southern side of Drayton Avenue (new Belt Line Road) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 1 and 2 as shown on plat entitled Property of Carolina Loan and Trust Co. prepared by Dalton & Neves, dated September, 1939, revised February, 1941, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L, at page 99, and having according to said plat the following metes and bounds: BEGINNING at a point in center of Reedy Rive and on the southern side of Drayton Avenue (New Belt Line Road) and running