

curved intersection of U.S. Highway No. 25 and Williams Drive the chord of which is S 63-11 W, 17.67 feet to an iron pin on the northern side of Williams Drive; thence with said drive N 71-30 W, 125 feet to an iron pin; thence along the curved intersection of Williams Drive and a 20 foot service alley, the chord of which is N 26-49 W, 14.10 feet to an iron pin on the eastern side of said alley; thence with said alley N 18-25 E, 320.60 feet to an iron pin; thence with the curved intersection of said alley and James Drive, the chord of which is N 60-52 E, 15 feet to an iron pin on the southern side of James Drive; thence along James Drive S 75-24 E, 123.50 feet to an iron pin; thence with the curved intersection of James Drive and U.S. Highway No. 25, the chord of which is S 29-08 E, 16.98 feet to the point of Beginning.

This being the same and identical property conveyed to the Mortgagor herein by Deed From the Sun Oil Company of Pennsylvania, dated the 18th day of September, 1979 and recorded in the office of the Clerk of Court of Greenville County, in Deed Book 1119 at page 325.

Mortgagee's Address:
Mr. John W. Casey
3826 Rosewood Drive
Columbia, S. C. 29205

It is understood and agreed that the maker of the Note, Mrs. Firecracker's, Inc., shall be allowed to anticipate payment in full of this obligation at any time hereafter without penalty.

Mortgagee's Address: 3826 Rosewood Drive, Columbia, S.C. 29205.

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 John W. Casey, Trustee of the Harriet T. Casey Trust, his Successors ~~and~~ and Assigns forever.

AND the said Mrs. Firecracker's Inc., by its President, James F. Casey, III,

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said John W. Casey, Trustee of the Harriet T. Casey Trust, his Successors

~~and~~ 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 Ten Thousand and 00/100 (\$10,000.00)

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

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