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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE S.C.
MAR 30 11 44 AM '03
REAL ESTATE MORTGAGE
HARRISLEY
R.M.C.

TO WHOM THESE PRESENTS MAY CONCERN:

J. E. SIRRINE COMPANY, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS, Mortgagor is well and truly indebted unto PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's two promissory notes of even date herewith, the terms of which are incorporated herein by reference in the total sum of Eight Million and No/100 (\$8,000,000.00) Dollars (Mortgage Note Number One in the principal sum of \$5,000,000.00 and Mortgage Note Number Two in the principal sum of \$3,000,000.00), with interest thereon from date until paid, said principal and interest to be repaid as more particularly set forth in said notes, to be repaid in 120 monthly payments of principal and interest, all unpaid balances of principal and interest to be due and payable no later than April 1, 1993.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for their account by the Mortgagee, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Mortgagor, in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, those pieces, parcels or lots of land, with all improvements thereon, or thereafter constructed thereon, being described in Schedule "A", attached hereto and incorporated by reference herein.

ALSO, all improvements, appurtenances, easements, fixtures, whether detachable or not, equipment, heating and cooling systems, furnishings and personal property owned by the Mortgagor and located upon said parcels of land, and used or usable in connection with any present or future operation of the mortgaged premises, together with all attachments thereto, and any additions, substitutions or accretions to the same belonging in any way incident or appertaining. There is excepted from the personal property and fixtures herein described Mortgagor's personal property and fixtures used solely in the conduct of Mortgagor's engineering, printing and design business.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute or as otherwise set forth, that it has good right and lawful authority to sell, convey or encumber the same. The Mortgagor further binds itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its successors and assigns, and any other persons whomsoever lawfully claiming the same or any part thereof.

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