

BEGINNING at an iron pin in the center of the C & W C Railroad right-of-way at the joint front corner of property of Trylon Chem-Co., Inc. and Metal Products Corporation, and running thence with the line of Trylon Chem-Co., Inc. N. 54-08 E. 654.2 feet to an iron pin; thence with the line of Florrie E. Greer and William J. Greer S. 33-27 E. 779.41 feet to an iron pin in County Road; thence with said County Road S. 52-58 W. 654.93 feet to the center of the C & W C Railroad right-of-way; thence with said right-of-way N. 33-26 W. 793.4 feet to the beginning corner.

The above mentioned tract as described contains 11.82 acres to the center of the C & W C Railroad right-of-way. There is 1.82 acres of the above mentioned tract included in the Railroad right-of-way, leaving a net of 10 acres in the above mentioned tract. This conveyance is made subject to the C & W C Railroad right-of-way.

Together with all of the machinery and equipment situate on the above described premises.

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 **D I Corporation, its successors** ~~and~~ and Assigns forever.

AND the said **Metal Products Corporation**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **D I Corporation, its 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

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