

and improvements thereon, lying and being at the northeasterly corner of the intersection of Main Street and Ridge Row, in the Town of Piedmont, County and State aforesaid, and having according to a plat of the property of Southern Bank & Trust Company, dated June, 1968, made by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly corner of the intersection of Main Street and Ridge Row, and running thence along the southeasterly side of Main Street N 21-22 E 116 feet to an iron pin, corner of property belonging to J. P. Stevens & Co., Inc.; thence turning and running with the line of the Stevens property S 57-00 E 117 feet to an iron pin; thence turning and continuing with the line of the Stevens property S 21-22 W 116 feet to an iron pin on the northeasterly side of Ridge Row; thence turning and running with the northeasterly side of Ridge Row, N 57-00 W 117 feet to the point of beginning.

This is one of several mortgages given simultaneously by the mortgagor to the mortgagee to secure the indebtedness referred to above. It is understood and agreed by the parties hereto that a default under any one of the mortgages shall be deemed a default under each and every one of the mortgages.

IT IS COVENANTED AND AGREED that the mortgagor shall furnish to the mortgagee, within ninety (90) days of the end of each fiscal year during the term of this loan, annual certified statements of income and expense for the property described in this mortgage.

STATE OF SOUTH CAROLINA)

SUBORDINATION

COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, the lien of the within mortgage, covering the hereinabove described premises, is hereby made subordinate and junior to the following leases:

For Parcel No. 4: Lease dated July 17, 1968, by and between SBT Real Estate, Inc., as Landlord, and Southern Bank and Trust Company, as Tenant, for a primary term of twenty (20) years, as the same may be renewed and extended by the terms thereof.

For Parcel No. 5: Lease dated July 17, 1968, by and between SBT Real Estate, Inc., as Landlord, and Southern Bank and Trust Company, as Tenant, for a primary term of twenty (20) years, as the same may be renewed and extended by the terms thereof.

This the 17th day of July, 1968.

IN THE PRESENCE OF:

LIBERTY LIFE INSURANCE COMPANY (SEAL)

Virian L. Massey
Willie H. Ramsey

By Harry S. Edwards
Title Assistant Vice President

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.