

TRACT 1 being the property heretofore conveyed to Mortgagor by deed of Ray F. Patton, Jr., d/b/a The Patton Company, dated January 28, 1982, and recorded in Deed Book ~~4~~ 1161, page ~~489~~ 579, Office of the Clerk of Court for Greenville County, South Carolina, on the 28th day of JANUARY, 1982.

TRACT 2 being the property heretofore conveyed to Mortgagor by deed of Ray F. Patton, Jr., d/b/a The Patton Company, dated January 28, 1982, and recorded in Deed Book 1161, page 579, Office of the Clerk of Court for Greenville County, South Carolina, on the 28th day of JANUARY, 1982.

Mortgagor's Address is: P.O. Box 16039, Spartanburg, S.C. 29316

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 SHARON PATTON, her heirs and assigns forever.

AND the said R & R ENVIRONMENTAL SYSTEMS, INC., does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said SHARON PATTON, her heirs 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 Seventy Two Thousand and no/100ths (\$72,000.00) Dollars in such company as shall be approved by the Mortgagee, her executors, administrators, or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, her 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, her 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 he said premises when the same shall first become payable, then the said Mortgagee, her heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this