

side of Commerce Drive S. 22-05-45 W. along an arc of 108.11 feet, the length of the chord of which is 107.81 feet to an iron pin; thence continuing with the western side of Commerce Drive S. 29-28-12 W. 350.85 feet to an iron pin at the joint corner of Lots 8 and 9; thence with the joint line of Lots 8 and 9, N. 51-33-46 W. 462.63 feet to an iron pin at the rear corner of Lots 8 and 9; thence N. 39-31-48 E. 380 feet along a Duke Power right of way to an iron pin on the southern side of Pelham Road; thence with the southern side of Pelham Road, S. 75-22-00 E. 37.29 feet to an iron pin; thence continuing with the southern side of Pelham Road S. 75-16-42 E. 300 feet to an iron pin; thence S. 30-16-42 E. 42.43 feet to the point of beginning.

This conveyance is subject to all plats, covenants, restrictions, setback lines, roadways, easements, zoning ordinances, governmental rules and regulations and rights of way affecting the above-described property.

The lien of this Mortgage is junior and subordinate to the lien of a Mortgage and Security Agreement executed by the Mortgagor in favor of The South Carolina National Bank dated September 30, 1982, securing Industrial Revenue Bonds, recorded in Mortgage Book 1582, at page 242, R.M.C. Office for Greenville County.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the said Property unto the said Mortgagee, and the Successors and Assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the Mortgagor and Mortgagee, that if the said Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted shall cease, determine and be utterly null and void; otherwise said estate shall remain in full force and effect.

IT IS AGREED that Mortgagor shall be entitled to hold and enjoy the Property until a default as herein defined has occurred.

MORTGAGOR further covenants and agrees with Mortgagee as follows:

Derivation: Deed 1174 969. Liberty Lie Ins. Co. - 10-1-1982.