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(now Cecil's, Incorporated). Said lease covers property on which the Builders Supplies business is being operated, adjoining Tract No. 16 above, and the property included within the said lease is more particularly described as follows: BEGINNING at a point on the northern line of Henry Street 188 feet northeast of the intersection of the northern line of Henry Street and the center line of main track of Charleston and Western Carolina Railway Company, now Atlantic Coast Line Railroad Company, and running thence in a northwesterly direction 225 feet to a point located 15 feet, measured radially, from center line of spur track of said railroad, known as "Eureka Development Company track;" thence in a northeasterly direction parallel to and 15 feet from centerline of said spur a distance of 28 feet; thence in a southeasterly direction 8 feet; thence in a northeasterly direction 40 feet; thence in a northwesterly direction 8 feet to a point located 15 feet, measured radially, from centerline of said spur track; thence in a northeasterly direction parallel to and 15 feet from centerline of said spur track 173 feet; thence in a southeasterly direction 115.5 feet; thence in a southwesterly direction 129 feet; thence in a southeasterly direction 216 feet to a point on the northern line of Henry Street; thence in a southwesterly direction with the northern line of Henry Street 80 feet to the point of beginning.

This mortgage shall also include any and all improvements on the above-described property which belong to or are the property of Cecil's, Incorporated, including buildings and structures of any and every nature.

Cecil's, Incorporated does hereby assign, transfer and set over as additional security all accounts receivable and inventory of Cecils Builders Supplies, a division of Cecil's, Incorporated, operating and doing business on the above-described property. This assignment is made in accord with and subject to the terms of that certain agreement by and between Cecil's, Incorporated, et al, and National Surety Corporation, dated March 10, 1961.

P. S. Cecil, Jr. and T. W. Cecil join in the execution of this mortgage of real estate, as principal stockholders of Cecil's, Incorporated, for and in consideration of the guarantee of a loan by National Surety Corporation to Cecil's, Incorporated, as set forth above, and as the individual owners of properties described as Tract No. 13 and Tract No. 14 above.

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 Mortgagee, its Successors and Assigns forever, and the Mortgagors hereby bind themselves, their Heirs, Successors, Executors, Administrators and Assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its Successors and Assigns from and against themselves, their Heirs, Successors, Executors, Administrators and Assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

And the undersigned Mortgagors, for themselves, their Heirs, Successors, Administrators, Executors and Assigns, covenant and