

on a plat entitled "Piedmont & Northern Railway Company Plat showing property to be conveyed to Pearce-Young-Angel Company" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 648 at Page 400 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of White Horse Road, joint front corner of property of the Greenville Freezer Storage, Inc., and running thence along said Greenville Freezer Storage, Inc., line, N. 48-15 E., 250 feet to an iron pin in line of P & N Railway Company property; thence N. 41-45 W., 546.767 feet to an iron pin; thence S. 48-15 W., 250 feet to an iron pin on the northeasterly side of White Horse Road; thence along said White Horse Road, S. 41-45 E., 546.767 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Pearce-Young-Angel Company dated May 18, 1963, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 724 at Page 85.

The lien of this mortgage shall be of equal rank and priority with that certain mortgage by Peaco Corporation to Southern Bank and Trust Company, Greenville, South Carolina, in the original amount of \$250,000.00, June 18, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 925, Page 499, and a default in either mortgage shall be deemed a default in both such mortgages.

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 Southern Bank and Trust Company, its successors ~~and~~ Assigns forever.

AND the said Peaco Corporation

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Southern Bank and Trust Company, its successors ~~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 One Hundred Sixteen Thousand and no/100 (\$116,000.00) Dollars

~~Peaco~~ in such Company as shall be approved by the Mortgagee, its successors ~~or assigns~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors ~~or assigns~~ 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, its successors ~~or assigns~~ 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 ~~or assigns~~ 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.