

effect and pay for such insurance, effect and pay for such necessary repairs, pay such taxes and assessments, and pay such rent by said indenture reserved, and the sum or sums of money so paid for any and all such purposes, with interest thereon at the rate of eight and one-half percent (8 1/2%) per annum from the time of the payment thereof, shall be deemed a part of the debt hereby secured, and shall be immediately due and payable and collectible with and as a part of and in the same manner as the said principal debt.

This mortgage is a second mortgage junior in rank to that certain mortgage of even date herewith given by BELL PHARMACAL CORPORATION to THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, to secure a note in the amount of Six Hundred Thousand and no/100ths (\$600,000.00) Dollars

FOR VALUE RECEIVED, WENWOOD SOUTH, INC., owner of the fee simple title to the property described herein and Landlord under that certain Ground Lease Agreement with Bell Pharmacal Corporation dated October 5, 1970, hereby grants, bargains, sells and releases the foregoing real estate unto said mortgagee, and joins in the execution of the foregoing mortgage and agrees to be bound by the terms thereof and for the purpose of subordinating its interest in said property to the lien of the foregoing mortgage.

WITNESS:
C. T. Wyche
Evelyn Hooper

WENWOOD SOUTH, INC. (SEAL)
By [Signature] 97K
President
James I. Cromwell
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PERSONALLY APPEARED Before me, C. T. Wyche, who, being duly sworn, says that (s)he saw the within named WENWOOD SOUTH, INC., by its President and Secretary, sign, affix the corporate seal, and as the act and deed of the said corporation, deliver the within written mortgage, and that (s)he, with Evelyn Hooper, witnessed the execution thereof.

SWORN TO Before me this
2nd day of November, 1970.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 12/5/79

C. T. Wyche

RECORDED November 16, 1970 at 10:26 A.M. # 11718

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