

Railroad lead track, on the south by other lands of Donaldson Center, and on the west by U. S. Highway 25, and containing 3.41 acres in accordance with a survey by Campbell and Clarkson, Registered Land Surveyors, dated November 20, 1969, said plat being recorded in Plat Book 4-D at Page 127, R.M.C. Office for Greenville County.

BEGINNING at a concrete monument at the intersection of the eastern right-of-way of U. S. Highway 25 and the southern right-of-way of Donaldson Road, and thence running along the old right-of-way of Donaldson Road N. 69-10 E. 385 feet to an iron pin; thence leaving the old right-of-way of Donaldson Road and along a new line through the lands of Donaldson Center S. 20-50 E. 321.92 feet to the center of the Southern Railroad right-of-way; thence along the Southern Railroad right-of-way S. 38-30 W. 64.98 feet; thence continuing along the center of the Southern Railroad lead track S. 33-22 W. 69 feet to an iron pin; thence leaving the Southern Railroad right-of-way along a new line through the lands of Donaldson Center S. 88-47 W. 389.8 feet to an iron pin on the eastern right-of-way of U. S. Highway 25; thence along the eastern right-of-way of U. S. Highway 25 N. 1-13 W. 280.6 feet to the concrete monument of the beginning corner, and containing 3.41 acres, more or less.

This property is conveyed subject to the 20 foot railroad right-of-way and the 50 foot Donaldson Road right-of-way and a power line easement along U. S. Highway 25, all of which is shown on the above referred to plat and is also subject to all other easements, rights-of-way and restrictions of record.

It is understood and agreed that this Mortgage of Real Property is one of a number of instruments executed by Mortgagor to Mortgagee to secure the items of indebtedness hereinabove referred to; that, upon default, Mortgagee may proceed to exercise any or all of the remedies afforded by this and such other security instruments, or by law, in such order as Mortgagee may elect; and that any or all proceeds arising from the sale of the security described in this instrument may be applied upon such portion of the secured indebtedness of Mortgagor to Mortgagee and in such manner as Mortgagee may elect.

This Mortgage shall secure such future advances made by Mortgagee to Mortgagor as are evidenced by promissory notes of Mortgagor to Mortgagee which specifically refer to this instrument as security therefor.

TO HAVE AND TO HOLD the above described property unto Mortgagee, its successors and assigns, forever.

This Mortgage is made under the provisions of Section 45-55, as amended, of the Code of Laws of South Carolina, 1962. The notes evidencing existing indebtedness and future advances to be secured hereby shall bear interest at the rate provided therein, until paid in full, payable as provided therein.

The lien of this Mortgage shall not be terminated or otherwise affected during the period of ten (10) years from December 30, 1969, by repayment in full, one or more times, of all indebtedness secured hereby then outstanding, unless this Mortgage shall be formally released or discharged of record: Provided, however, that if at any time during ten (10) from December 30, 1969, there be no indebtedness secured hereby outstanding and no obligation of Mortgagee to make any further advances to Mortgagor, Mortgagee will, upon the written request of Mortgagor, execute and deliver to Mortgagor satisfaction of this Mortgage.

Provided, further, that, at or after the expiration of the aforesaid period of ten (10) years, if Mortgagor shall pay to Mortgagee all then existing indebtedness secured hereby and shall perform all the covenants, agreements and conditions contained herein and in the notes evidencing said indebtedness, then this Mortgage shall be null and void.

For the consideration aforesaid, Mortgagor covenants as follows:

1. Mortgagor is the absolute and unconditional owner of the property herein described, has a perfect right to sell and mortgage same free of all encumbrances except: