GREEN. FILED
GREENVILLE, S. C.
DEC 4 3 30 PM '80
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

THIS INDENTURE made as of the 4th day of December, 1980 between Arlmar Realty Corporation, a South Carolina corporation having its principal office at P.O. Box 3727, Greenville, South Carolina, 29608, as Mortgagor, and William Iselin & Co., Inc., a New York corporation, having an office at 357 Park Avenue South, New York, New York 10010, as Mortgagee.

W I T N E S S E T H :

To secure (i) the prompt payment of all indebtedness now existing and hereafter arising under the Guaranty from Mortgagor to Mortgagee (a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes), and under said Guaranty as it may hereafter be modified or amended from time to time (said Guaranty as now existing and as it may be modified or amended from time to time, hereinafter called the "Guaranty Agreement"), in accordance with the terms, covenants and conditions of said Guaranty Agreement, whether such indebtedness is now or hereafter owing by Mortgagor or another borrower under said Guaranty Agreement, including, without limitation, renewals and extensions of any such indebtedness, either in whole or in part, (ii) Mortgagor's and other borrowers' performance of and compliance with all of the terms, covenants and warranties contained herein and in the Guaranty Agreement, (iii) the "Accounts'" (as defined in the Guaranty Agreement) performance of and compliance with all of the terms, covenants and conditions and warranties contained in the Guaranty Agreement, and (iv) the prompt payment of all other sums secured by this mortgage as provided herein (all of which liabilities and indebtedness are collectively referred to herein as the "Indebtedness"), but provided, however, that this mortgage shall stand as security with respect to the Indebtedness as aforesaid only up to a maximum

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