

distance of 54.07 feet to a point; N07°59'00"E for a distance of 51.77 feet to an iron pin; thence turning and running S66°58'00"E along property designated on said survey as Cone Mills Corporation for a distance of 712.70 feet to a point; thence turning and running S27°49'00"W along property designated on said survey as Seaboard Coastline Railroad for a distance of 100.35 feet to an iron pin; thence continuing along said Seaboard Coastline Railroad as follows: S25°59'00"W for a distance of 67.61 feet to an iron pin; S25°02'00"W for a distance of 101.05 feet to an iron pin; S65°17'00"E for a distance of 3.0 feet; S24°43'00"W for a distance of 137.94 feet to a point; thence turning and running N66°22'00"W along property designated on said survey as Parcel B for a distance of 148.38 feet to a point; thence turning and running along said Parcel B S22°47'18"W for a distance of 55.52 feet to a point; thence turning and running along said Parcel B S62°36'40"E for a distance of 146.64 feet to a point; thence turning and running along said Seaboard Coastline Railroad S24°43'00"W for a distance of 249.03 feet to the point at the POINT OF BEGINNING.

The above described property is the same property conveyed to the Mortgagor by deed of Bi-Lo, Inc. to be recorded herewith.

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 College Boulevard National Bank, its successors and assigns forever. And it do hereby bind itself and its successors ~~trusts~~, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said College Boulevard National Bank, its successors and assigns, from and against itself and its successors ~~trusts~~, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, its successors ~~trusts~~, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Three Hundred Ten Thousand and no/100 Dollars (\$310,000.00)-----Dollars, and assign the policy of insurance to the said College Boulevard National Bank, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said College Boulevard National Bank its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That the said Mortgagor, its ~~trusts~~ successors and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Greenville Development Company, a Missouri General Partnership

do and shall well and truly pay or cause to be paid unto the said College Boulevard National Bank

the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said Mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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