WHEREAS,

HAROLD J. WALTER, JR.

thereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY, Greenville, S. C. as personal Guarantor of the indebtedness of Mealtime, Inc. (d/b/a Miz Biskit Corporation) unto Southern Bank & Trust Company of Greenville, S. C.

(hereinafter referred to as Mortgagoe) as evidenced by the NANGARA promissory note in Tonical Companies of which are incorporated herein by reference, in the sum of

dated October 6, 1973 and subsequently revised to reflect change in name

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW. KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3,00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

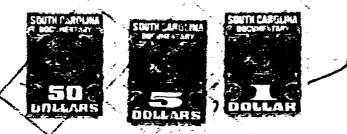
ALL that certain piece, parcel and lot of land situate, lying and being on East North Street, (new and old Spartanburg Road), in the City of Greenville, County of Greenville and State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on East North Street at the corner of Lot No. 4 and thence with East North Street N 75-55 E 70 feet to an iron pin at the corner of Lot No. 6; thence with the line of Lot No. 6 N 18-14 W 308 feet to an iron pin; thence N 75-55 E 90.3 feet to an iron pin on Old Spartanburg Road; thence with Old Spartanburg Road N 66-41 W 213.6 feet to an iron pin; thence with the line of Lot No. 4 S 18-14 E 438.1 feet to the beginning corner on East North Street.

The above described lot is Lot No. 5 as shown on a plat prepared by R. E. Dalton, May, 1915, and includes .24 acres in the rear of said lot and fronting on Old Spartanburg Road.

This being the same property/to the Mortgagor by Nan McCain Nau in Deed Book 844 at page 586.

The express purpose of this mortgage is to provide security for the Mortgagor's personal guarantee of the indebtedness of Mealtime, Inc. (d/b/a Miz Biskit Corporation) to the Mortgagee herein.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.