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STATE OF SOUTH CAROLINA OLLIE FARNSWORTH  
COUNTY OF GREENVILLE R. H. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Triam Corporation, a Corporation chartered under the laws of the State of South Carolina, owner of the real estate hereinafter described, and herein called mortgagor, SENDS GREETING:

WHEREAS, the mortgagor, Triam Corporation, is indebted in and by a certain note of even date herewith for the principal sum of Two Hundred Eighty-Five Thousand and No/100 (\$285,000.00) Dollars, bearing interest at the rate of nine (9%) per cent, per annum, from the date hereof until maturity, said note being payable to the order of Aiken Loan & Security Company, Florence, South Carolina, or at such other place as the holder of the note may, from time to time, designate in writing, said principal and interest being payable in monthly installments as follows:

Interest only due and payable on the 1st day of each month from date to March 1, 1970, and monthly payments thereafter payable in two hundred sixteen (216) installments, the first two hundred fifteen (215) installments to be consecutive monthly principal and interest installments in the amount of Two Thousand Six Hundred Sixty-Eight and 87/100 (\$2,668.87) Dollars each; which include interest at the rate of nine (9%) per cent, per annum, on all unpaid balances, and the two hundred sixteenth (216th) installment to be for the remaining balance of principal, plus accrued interest, the first of said installments being due on April 1, 1970, and an additional installment becoming due on the first day of each month thereafter for the next succeeding two hundred fifteen (215) months, so that the last and final installment shall be due on March 1, 1988.

In addition to the face amount of the note and the principal and interest payments therein provided, Triam Corporation further promises to pay to Aiken Loan & Security Company, or order, twenty (20%) per cent of any amount of the gross annual income from the mortgaged property in excess of Forty-Three Thousand Eight Hundred Sixty and No/100 (\$43,860.00) Dollars, such amount to be paid within ninety (90) days following the close of each fiscal year. And

(CONTINUED ON NEXT PAGE)

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE S. C.

For Subordination Agreement to this Mortgage see O. & M. Book 1152 Page 225.

This Mortgage Assigned to Home Security Life Insurance Company