

State of South Carolina on the Northern side of Cedar Lane Road, and being known and designated as Tract No. 1, containing 5.45 acres more or less on a plat of the property of Southeastern Compress and Warehouse Company prepared by Dalton & Neves, Engineers, March, 1939, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Cedar Lane Road near a spur track of Southern Railway Company and running thence along the center of said Cedar Lane Road S. 49-31 E. 546.5 feet to an iron pin in the center of said road; thence N. 19-19 E. 195.8 feet to an iron pin; thence S. 49-20 E. 120.5 feet to an iron pin; thence S. 55-17 E. 20 feet to an iron pin; thence S. 18-50 W. 50 feet to an iron pin; thence S. 70-19 E. 112 feet to an iron pin; thence N. 01-43 W. 667.4 feet to an iron pin; thence S. 47-49 W. 87 feet to an iron pin near a Southern Railway Company siding; thence S. 61 W. crossing said siding, 100 feet to an iron pin; thence S. 67-00 W. 550 feet to an iron pin in the center of Cedar Lane Road, the beginning corner.

Together with all warehouses and other buildings, all pumps, hydrants, valves, water tanks, underground water mains and all other structures located on the premises above described.

This conveyance is made subject to all of the existing rights-of-way and easements heretofore granted in connection with the above described property and of record in the R. M. C. Office for Greenville County, S. C.

This being the same property conveyed to South Carolina Warehouse Co, by Gulf Atlantic Warehouse Co. by deed dated August 19th, 1946, recorded in Volume 297<sup>7</sup>, page 359, R. M. C. Office for Greenville County.

TO HAVE AND TO HOLD the mortgaged property hereby conveyed or assigned or intended so to be, unto the Trustee, and to its Successor and/or Successors and its or their Assigns.

IN TRUST, NEVERTHELESS, FOR the uses, intents, and purposes and upon the conditions and limitations hereinbefore and hereinafter expressed and declared, of and concerning the same, and subject to which the bonds secured hereby are issued to and accepted by each and every holder thereof, that is to say:

#### ARTICLE 1.

##### THE BENEFICIARIES OF THIS TRUST.

This mortgage shall constitute a continuing lien, until the full and final payment of the bonds and coupons issued hereunder, for the prorata use, benefit and security of all and every the persons, partnerships and corporations who may be or at any time become the owners or holders of any of the said bonds at any time issued hereunder and hereby secured, and of the respective coupons thereto attached, without preference of any of said bonds or interest coupons over any of the others by reason of priority in the time of issue, negotiation or certification thereof, or otherwise, howsoever; provided that none of the said bonds, so to be issued by the said Company, shall be obligatory as against the said Company, or deemed to be secured by this Indenture, unless and until the certificate thereon endorsed authenticating the same, as indicated in the form of bond hereinbefore set forth, shall be subscribed by the said Trustee or by its Successors in the trust hereby created, but such certificate when so subscribed shall be conclusive evidence that the bond so certified has been duly issued hereunder and is entitled to participate in the benefits of the trust herein and hereby created.

#### ARTICLE II.

##### DESCRIPTION, EXECUTION, ISSUE AND CERTIFICATION OF BONDS

Section 1. The issue of bonds described herein and secured by this Mortgage shall be known as First Mortgage Bonds, of an aggregate par value of One Hundred Thousand (\$100,000.00) Dollars, and substantially in the form hereinbefore set forth, all dated October 1, 1946, and to be issued in denominations of \$500.00, and to be numbered consecutively from 1 upward.

Section 2. The bonds created and secured hereby shall bear interest at the rate of Four (4%) per cent annum payable semi-annually, on the last day of March and of September in each year, and shall after the execution and delivery of these Presents and the registration