

GREENVILLE CO.
JAN 27 11 49 AM 1961SUPPLEMENT TO MORTGAGE

WHEREAS, the undersigned, WOOTEN CORPORATION OF DELAWARE, INC. a corporation chartered under the laws of the State of South Carolina, and having its principal office in the City of Greenville, South Carolina, executed a note in the principal sum of \$60,000.00 in favor of General Mortgage Co.; a South Carolina corporation whose principal office is in the City of Greenville, South Carolina, under date of May 24, 1960, and to secure payment thereof, executed a mortgage of even date to said company covering the following described real estate in Greenville County, South Carolina, to-wit:

ALL that parcel or lot of land with the buildings and improvements thereon, situate on the Northeast side of White Horse Road (also known as South Carolina Highway No. 250), near the City of Greenville, in Gantt Township, Greenville County, South Carolina, and having, according to a survey made by R. E. Dalton, May 17, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron rail on the Northeast side of White Horse Road, said rail being located at the point where the Northeast side of White Horse Road intersects with the Southeast side of a 50 foot unnamed street and runs thence along the Southeast side of said 50 foot unnamed street, N. 49-0 E., 388.3 feet to an iron pin; thence S. 41-45 E. 198.3 feet to an iron pin on the West edge of the right of way of Piedmont and Northern Railway Company; thence along the West edge of said Piedmont and Northern Railway Company right of way, S. 19-41 E., 292.2 feet to an iron fence post; thence S. 51-01 W., 278.8 feet to an iron fence post on the Northeast side of White Horse Road; thence along the Northeast side of White Horse Road, N. 41-45 W., 460 feet to the beginning corner.

This is the same property conveyed to Wooten Corporation of Delaware, Inc., the mortgagor, herein by deed of Texize Chemicals, Inc., dated September 10, 1958, recorded in the RMC Office for Greenville County, S.C. in Deed Book 606, page 149.

and which mortgage was recorded on the 26th day of May, 1960, in Book, 825, Page 383, RMC Office for Greenville County, South Carolina, and

WHEREAS, General Mortgage Co., has offered to sell said mortgage to The Lincoln National Life Insurance Company, a corporation of Fort Wayne, Indiana, and

WHEREAS, said latter corporation is unwilling to complete the purchase of said mortgage loan until certain provisions, conditions and covenants are added to and incorporated in the aforesaid mortgage, and

WHEREAS, the said Wooten Corporation of Delaware, Inc. is willing to amend said Mortgage for the purpose of adding certain provisions, conditions and covenants.

NOW, THEREFORE, in order to induce The Lincoln National Life Insurance Company, Fort Wayne, Indiana, to complete the purchase of said mortgage and for other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, Wooten Corporation of Delaware, Inc., hereby agrees that the following provisions shall be considered as added to and incorporated in the aforesaid mortgage and that they shall have the same force and effect as if they had been included therein at the time the instrument was executed:

1. As further security for said mortgage loan, mortgagor has, coincident herewith, assigned to mortgagee that certain lease dated the 14th day of August, 1958, executed by Texize Chemicals, Inc., of Greenville, South Carolina, as landlord, and Saco-Lowell Shops, of Maine, as tenant (the interest of Texize Chemicals, Inc. was assigned to Wooten Corporation of Delaware, Inc., mortgagor, under date of September 12, 1958); and mortgagor covenants and agrees to perform promptly all of the covenants and agreements of said lease that are to be performed by the landlord and agrees that violation on landlord's part of any covenant or agreement set out in said assignment or in said lease to be kept or performed by landlord shall constitute a breach of this mortgage, and thereupon mortgagee may, at its option, without notice, declare the entire principal debt immediately due and payable.