

W 67.1 feet to a point; thence continuing with said right-of-way N 7-0 W 89.3 feet to a point; thence continuing with said right-of-way N 10-07 W 119 feet to a point on said right-of-way; thence continuing along said right-of-way N 11-57 W 149.9 feet to a point on said right-of-way; thence N 20-49 W 202.2 feet to an iron pin on the right-of-way designated on said plat as right-of-way of C & W C and Southern Railroads; thence continuing along said right-of-way N 18-14 W 100 feet to Reedy River; thence along the center of said River on the following courses and distances, the same being traverse lines: S 57-36 E 323.5 feet; S 33-53 E 75.7 feet; S 32-35 E 200.4 feet; S 14-04 E 159 feet; S 13-17 E 77 feet; thence turning and leaving said River as the line, S 79-21 W 284.5 feet to an iron pin, the point of beginning.

Parcel No. 2: BEGINNING at a point in the center of Reedy River, on the westerly side of the right-of-way designated on the aforementioned plat as C & W C and Southern Railroad right-of-way, and running thence along the westerly side of said right-of-way S 20-36 E 110 feet, more or less; thence S 17-41 E 100 feet to an iron pin; thence S 16-08 E 115.2 feet to an iron pin; thence S 70-27 W 141.4 feet to an iron pin; thence N 56-13 W 12.1 feet to an iron pin; thence N 13-36 W 300 feet to an iron pin; thence N 40-30 W 375.4 feet, more or less, to the center of Reedy River; thence along the center of Reedy River on a traverse line, S 57-27 E 423.1 feet to the point of beginning.

Any provisions of this real estate mortgage to the contrary notwithstanding, the mortgagor is hereby granted a grace period of thirty (30) days to cure any default which would cause the entire balance of this debt to become immediately due and payable, provided however, that the mortgagee shall be under no duty or obligation to give notice to the mortgagor of such default.

Any default on the part of the mortgagor of the provisions of this real estate mortgage shall constitute a default of that certain chattel mortgage given by the mortgagor to the mortgagee of even date herewith, said chattel mortgage securing the payment of a promissory note in the amount of One Hundred Thousand and No/100 (\$100,000.00) Dollars.

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 mortgagee, its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.