

Greer according to plat of C. O. Riddle, dated January 9, 1957, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center of the C & W C Railroad right-of-way the joint front corner of property of Union Bay State Chemical Company, and grantor, and running thence with the line of Union Bay State Chemical Company N. 54+10 E. 654.4 feet to an iron pin; thence with line of other property of grantor S. 33-26 E. 779.5 feet to the center of county road; thence with center of said county road S. 52-44 W. 655.15 feet to the center of the C. & W. C Railroad right-of-way; thence with said right-of-way N. 33-26 W. 793.4 feet to the beginning corner. The word "grantor" is intended to refer to Walter S. Griffin, et al, being the grantors in the Mortgage hereinafter referred to.

The above mentioned tract as described contains 11.82 acres to the center of the C & W C Railroad right-of-way. There is 1.82 acre of the above mentioned tract included in the Railroad right-of-way, leaving a net of 10 acres in the above mentioned tract. This conveyance is made subject to the C & W C Railroad right-of-way.

Together with all of the machinery and equipment situate on the above described premises.

The above described real estate is the same conveyed to Mauldin Land Co. by Walter S. Griffin, et al, by Deed recorded in the Office of the R. M. C. for Greenville County in Deed Book 647 at page 345. Mauldin Land Co., pursuant to Articles of Merger, was merged into Davis Mechanical Contractors, Inc., which, simultaneous with the merger, changed its name to D I Corporation, a South Carolina corporation.

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 D I Corporation, its successors ~~and~~ and Assigns forever.

AND the said Davis Mechanical Contractors, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said D I Corporation, its successors

~~and~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than One Hundred Fifty Thousand (\$150,000.00)

Dollars in such Company as shall be approved by the Mortgagee, its successors ~~or assigns~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee ~~its successors~~ ~~or assigns~~ or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its successors ~~or assigns~~ or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee ~~its successors~~ ~~or assigns~~ or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.