

see 1086 nec 20

BEGINNING at a point where the southerly side of Woodruff Road intersects with Smith Hinds Road, and running thence along the southerly side of Woodruff Road in a westerly direction approximately 1250 feet to a point in line of property of Finlay; thence turning and running in a southerly direction along Finlay's line 1102.2 feet to a point; thence turning and running S. 84-55 W. 372.2 feet to an iron pin in line of property of Folk; thence turning and running along Folk's line S. 7-05 W. 981.9 feet to a point in line of property of Boling; thence S. 6-20 W. 283.8 feet; thence turning and running along Boling's line N. 79-17W. 847.8 feet to a point in the center of Smith Hinds Road; thence turning and running along the center of Smith Hinds Road the following courses and distances: N. 10-52 E. 118.3 feet; N. 4-44 E. 259.9 feet; N. 17-19 E. 82.6 feet; N. 47-35 E. 100 feet; N. 53-0 E. 100 feet; N. 38-16 E. 204.7 feet; N. 49-31 E. 100 feet; N. 56-24 E. 100 feet; N. 58-34 E. 100 feet; N. 65-47 E. 100 feet; N. 76-0 E. 100 feet; N. 60-57 E. 54-7 feet; N. 37-28 E. 50 feet; N. 15-18 E. 100 feet; N. 5-0 E. 100 feet; thence continuing along the center of Smith Hinds Road in a northerly direction 552.4 feet to Woodruff Road, the point of beginning.

The above mortgage is junior to the following mortgages;

- A. Mortgage given by Travis J. Cash and F. Harold Gillespie to Roy L. Smith covering a 29.68 acre portion of the above described property and is recorded in the Office of the R. M. C. for Greenville County in R.E.M. Book 977 at Page 500.
- B. Mortgage given by Travis J. Cash and F. Harold Gillespie to Southern Bank and Trust Company covering all of the above described property and recorded in the Office of the R. M. C. for Greenville County in R. E. M. Book 1075 at Page 590.

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 Metal Products Corporation its successors ~~EDPS~~ 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 Metal Products Corporation

Heirs 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

Dollars in such Company as shall be approved by the Mortgagee ~~executors, administrators or assigns,~~ and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee ~~executors, administrators 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 ~~executors, administrators 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 ~~heirs, executors 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.