

32. The Mortgagor agrees to provide, within ninety days of the date hereof, an amendment to that certain lease agreement specified in Paragraph 30, said lease amendment to contain the mutual agreement of the Lessee named therein and Wooten Corporation of Delaware, Inc. to increase the monthly rental to \$1,225.00 monthly; and to further provide within said time period an Acceptance of Premises Agreement, in form satisfactory to the Lessor and Mortgagee, executed by/the Lessee in that certain lease specified in Paragraph 30; and Mortgagor understands and agrees that, in the event it fails to provide said lease amendment and Acceptance of Premises Agreement within the ninety-day period, the holder of the promissory note which this mortgage secures may, at its option, accelerate the maturity of such note and proceed with foreclosure as herein provided.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

WOOTEN CORPORATION OF WILMINGTON

Charles E. McDonald
Witness

BY: Richard D. Wooten
President

C. Lewis Rasor, Jr.
Witness

Secretary

STATE OF SOUTH CAROLINA X
COUNTY OF GREENVILLE X

PERSONALLY appeared before me Charles E. McDonald, Jr. and made oath that he saw the within-named Richard D. Wooten as President and _____ as Secretary of Wooten Corporation of Wilmington, a South Carolina corporation, sign, seal and as the act and deed of said corporation deliver the within-written mortgage, and that he with C. Lewis Rasor, Jr. witnessed the execution thereof.

SWORN to before me, this 27th day of February, 1970.

Charles E. McDonald, Jr.
Frank D. [Signature]
Notary Public in and for the State of South Carolina

My Commission Expires: October 29, 1979

Recorded March 2, 1970 at 11:51 A. M., #19048.