

and whereas, the mortgagors, in addition to the foregoing payments of principal and interest, have agreed to pay to the mortgagee 10% of the gross rentals in excess of \$128,244.00 annually (excluding any increases in rent due solely to increases in property taxes after completion of construction); and whereas the principal and interest and the percentage of excess gross rentals are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, that the said mortgagors in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagors under the terms and provisions of this mortgage as hereinafter set forth, together with interest thereon, to the said Carolina Federal Savings and Loan Association, Greenville, South Carolina, according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagors in hand well and truly paid by the said Carolina Federal Savings and Loan Association, Greenville, South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Carolina Federal Savings and Loan Association, Greenville, South Carolina, its successors or assigns, the following described property situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or tract of land, situate, lying and being on the South side of C & WC Railroad right-of-way on Washington Street Extension in the City of Greenville, Greenville County, South Carolina, being shown and designated as Section 5 on plat entitled "Survey for Lullwater Syndicate, Inc." dated June 10, 1969, revised June 28, 1969, September 2, 1969, and May 5, 1970, by Carolina Engineering & Surveying Co. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the South side of the C & WC Railroad right-of-way at the Northeastern corner of property owned by Westboro Weaving Co., and running thence with the Southern edge of said railroad right-of-way line S. 84-20 E. 153.6 feet to a point; thence S. 76-22 E. 199.3 feet to a point; thence S. 72-36 E. 488 feet to a point; thence leaving said right-of-way