

to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of North Kings Road, at joint front corner of other property of grantor and running thence with the line of other property of grantor, S. 25-36 E. 406.74 feet to iron pin; thence N. 76-19 E. 110.05 feet to iron pin; thence N. 81-09 E. 220 feet to iron pin; thence N. 87-48 E. 88.4 feet to iron pin; thence with a new line along other property of the grantor, N. 25-36 W. 527.71 feet to iron pin on North Kings Road; thence with said North Kings Road, S. 64-24 W. 400 feet to the point of beginning. Grantor referred to in above description means Kingroads Development Corporation.

This property is subject to certain right of way for a drainage easement, sewer line and utility lines which are shown on said plat.

ALSO, ALL that piece, parcel or lot of land in the State of South Carolina, being shown and designated as .91 acre on plat of Property of Kingroads Development Corporation, prepared by Piedmont Engineers and Architects, dated April 16, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book XXX, at Page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of North Kings Road at the joint front corner of property formerly belonging to Checkmate, Inc., and running thence with said property S. 25-36 E. 406.74 feet to iron pin on right of way of Interstate Highway 85; thence with said right of way S. 76-19 W. 102 feet to an iron pin; thence N. 25-36 W. 385.6 feet to an iron pin on North Kings Road; thence with North Kings Road N. 64-24 E. 100 feet to the point of beginning.

TOGETHER with all of the buildings and other structures thereon and all of the rights, alleys, ways, privileges, appurtenances and advantages to the same belonging, or in any way incident or appertaining thereto; SUBJECT, however, to any reservations, exceptions and restrictions of record, to zoning ordinances, if any, to taxes and assessments both general and special which become due and payable after the date of the conveyance and to all existing ways, easements and servitudes, howsoever created.

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 MORTON-NORWICH PRODUCTS, INC.,  
its Successors ~~xxx~~ and Assigns forever.

AND the said INTEX PRODUCTS, INC.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said MORTON-NORWICH PRODUCTS, INC.,  
its Successors ~~xxx~~ and Assigns, from and against itself and its Successors/<sup>fully</sup>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, <sup>fully</sup>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 ~~xxx~~ 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 ~~xxx~~ 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