

ing with the western side of Cedar Lane Road, S. 62-31 E., 157 feet to an iron pin; thence continuing with the western side of Cedar Lane Road, S. 68-54 E., 99.6 feet to an iron pin; thence still continuing with the western side of Cedar Lane Road, S. 68-54 E., 62 feet to an iron pin; thence still continuing with the western side of said Cedar Lane Road, S. 68-54 E., 20 feet to a point in the center of Reedy River; thence with the center line of Reedy River, having a traverse line as follows: N. 58 W., 68 feet to a point; thence N. 16-11 E., 100 feet to a point; thence N. 26-25 W., 320 feet to the point of beginning. This is the identical property conveyed to Collins Packing Co., Inc., a South Carolina corporation, by deed of J. H. Collins, Sr., and James H. Collins, Jr., said deed being recorded in the R.M.C. office for Greenville County in Deed Volume 789 at Page 143.

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 Mortgagee, its Successors and Assigns forever. And Mortgagor hereby binds itself and its Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its Successors and Assigns, from and against itself, its Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, its Successors and Assigns, shall and will forthwith insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the policy of Insurance to the said Mortgagee, its Successors or Assigns; and in case he or they shall at any time neglect or fail so to do, then the said Mortgagee, its Successors or Assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expense of such insurance under the mortgage.

AND IT IS FURTHER AGREED, that should legal or foreclosure proceedings be begun for the collection of any indebtedness secured by this Mortgage, the said Mortgagee, its Successors and Assigns, shall have the right to have a Receiver appointed to take charge of and collect the rents and profits of the within described premises, with the usual powers and duties of Receivers, and the expenses thereof shall be secured by this Mortgage, and any rents and profits so collected are hereby pledged as additional security to the Mortgagee, its Successors and Assigns.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I. or we, the said Mortgagor, do and shall well and truly pay, or cause to be paid, unto the said Mortgagee the said debt, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the same and condition hereunder written, then this deed or bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, the Mortgagor shall hold and enjoy the said premises until default of payment shall be made.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand of Azalea Meats of Greenville, Inc. by its President, Stephen J. Motiska and the seal of the corporation, this 9th day of December in the year of our Lord one thousand nine hundred and seventy one and in the one hundred and ninety fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
Allen S. Wang
W. T. K. [Signature]

AZALEA MEATS OF GREENVILLE, INC.
BY: Stephen J. Motiska (L. S.)
Stephen J. Motiska (L. S.)