

STATE OF SOUTH CAROLINA,

ELIZABETH RIDDLE  
R.H.C.

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BECKY-DON, INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagor, in the State aforesaid send greetings:

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of ~~ONE HUNDRED NINETY THOUSAND & NO/100~~ (\$190,000.00) Dollars, for money loaned as evidenced by promissory note dated this day, maturing and payable with interest thereon at 8-3/4 per cent. per annum from date, on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable on the same days on which principal payments are due hereunder. Said principal and interest shall be paid as follows:

\$1,562.75 on the 15th day of September, 1972, and the same amount on the same day of each month thereafter, up to and including the 15th day of August, 1997, on which date the balance of the principal and all accrued interest shall be due and payable. Payments will be applied first to accrued interest and the balance to principal,

both interest and principal being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest 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 mortgagor 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 mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the

County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, located on Becky Don Drive, Greer, South Carolina, and more particularly described as follows:

BEGINNING at an iron pin on the southwestern side of Becky Don Drive approximately 400 feet from Chandler Street and running thence S. 46-15 W. 255 feet; running thence N. 43-35 W. 425 feet; running thence N. 39-47 E. 147.2 feet; running thence N. 54-55 E. 110 feet to an iron pin on Becky Don Drive; running thence along Becky Don Drive S. 43-35 E. 425 feet to the beginning corner.

\* This mortgage shall also constitute a first lien on wall-to-wall carpeting, ranges, ovens, refrigerators, dishwashers and any drapes located on the above described premises, together with additions thereto and replacement thereof.

Mortgagor will furnish to Mortgagee, its successors or assigns, an annual audit of the Mortgagor's business within 90 days after the end of each fiscal year.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises. \*