

Dec 8 10 45 AM '77
ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert L. Watkins, Jr., Tamara A. Watkins & Haloh, Inc. are obligated (hereinafter referred to as Mortgagor) well and truly unto Equipment Leasing Corporation of South Carolina and Triangle Construction Company, Inc. Lease Agreement dated June 14, 1972 (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's ~~assignment~~ the terms of which are incorporated herein by reference, in the sum of Thirty Thousand, Eight Hundred and Sixty-five and 03/100-----Dollars (\$30,865.63) due and payable provided in said Lease Agreements.

WHEREAS, Jefferson Standard Life Insurance Company of Greensboro, N. C. did by a certain Lease Agreement dated the 22nd day of June, 1972, lease and demise to Haloh, Inc., the property hereinafter described:

~~WHEREAS, the said Mortgagor is indebted to the Mortgagee for the sum of \$30,865.63 and is obligated to pay to the Mortgagee the sum of \$30,865.63 and interest thereon at the rate of 12% per annum, and the said Mortgagor has assigned to the Mortgagee all that leasehold interest of Mortgagors under said lease agreement with Jefferson Standard Life Insurance Company of Greensboro, N. C. in and to~~

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid ~~sum~~ and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its successors and assigns: All that leasehold interest of Mortgagors under said lease agreement with Jefferson Standard Life Insurance Company of Greensboro, N. C. in and to "ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., dated July 13, 1970, revised May 8, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-K at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street, N. 25-13 E. 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue, S. 88-0 W. 449.5 feet to the point of beginning.

Together with all and singular the building, rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, air conditioning, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner. And also, all the estate, right, title, interest, terms of years yet to come and unexpired, property, possession, claim, and demand whatsoever, as well in law as in equity, of the Mortgagor, of, in and to said demised premises, and every part and parcel hereof, with the appurtenances. And also, said Lease Agreement with Jefferson Standard Life Insurance Company, and every clause, article, and condition therein expressed and contained:

TO HAVE AND TO HOLD the said Leasehold interest, and other hereby granted premises unto the Mortgagees, their successors and assigns, to their proper use, benefit, and behoof, for and during all the rest, residue and remainder of said term of years yet to come and unexpired, subject, nevertheless, to the rents, covenants, conditions, and provisions in said Lease Agreement, provided always, and these presents are on this express condition, that if the Mortgagor shall well and truly pay unto the Mortgagee, the sums of money due under said obligations of Mortgagors, at the time and in the manner in said Lease Agreements dated June 14, 1972, that then and from henceforth these presents and the estate hereby granted shall cease, determine and be utterly null and void.

~~IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand and seal, and the Mortgagee has hereunto set their hands and seals, at Greenville, South Carolina, this 8th day of December, 1977.~~

~~ELIZABETH RIDDLE, R.M.C. Notary Public for South Carolina~~