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And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the premises...

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due...

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina...

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan...

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid with interest thereon...

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

WITNESS OUR hand and seal this 1st day of October in the year of our Lord one thousand, nine hundred and seventy-three and ninety-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of: Doris V. Bolt, Marie P. Williams

BARBECUE KING, INC. BY: R. G. Wilson - Pres. AND: M. Jane Holder Secy (L.S.)

The State of South Carolina, Greenville County

PROBATE

PERSONALLY appeared before me Doris V. Bolt and made oath that she saw the within named R. G. Wilson as Secretary of BARBECUE KING, INC. and M. Jane Holder as their President and M. Jane Holder as their Secretary and deed deliver the within written deed, and that she with Marie P. Williams witnessed the execution thereof.

Sworn to before me, this 1st day of October 1973 Marie P. Williams Notary Public for South Carolina Comm. Expires 3/14/83

Doris V. Bolt

The State of South Carolina, County

CORPORATION RENOVATION OF DOWER

I, do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named, heirs, successors and assigns,

all her interest and estate and also her right and claim of Dower, in, or to all and singular the Premises within mentioned and released. Given under my hand and seal, this day of A. D. 19 Notary Public for South Carolina (L.S.)

Recorded October 3, 1973 at 4:13 P. M., # 9528

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