

being shown and designated as Lot Number One Hundred Forty-Three (143) on plat of Hillsborough, Section III, Made by R. B. Bruce, Surveyor, dated June 14, 1971, of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-N at page 42; said lot lying on the Eastern side of Libby Lane and being a portion of the tract of land conveyed to J. E. Hawkins, Ltd., by deed of Otis P. Moore and L. A. Mosley, dated April 29, 1969, of record in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 867 at page 45; and being the same lot of land conveyed to Michelin Tire Corporation by deed of Joe E. Hawkins, Ltd., of even date, to be recorded simultaneously herewith.

MORTGAGOR HEREBY AGREES that the property which is the subject matter of this mortgage can during the term of this mortgage be conveyed only to a subsidiary corporation of the mortgagor and that a conveyance to any other corporation entity or person shall cause the entire balance then due on said mortgage to become immediately payable.

AND IT IS AGREED, That the mortgagor herein is - - - - - to keep the building on said premises insured against loss by fire and windstorm in the ~~sum of~~ full insurable value thereof, - - - - - ~~in~~ such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 7 1/2% per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Bankers Trust of South Carolina, N. A., Greenville, South Carolina, / ~~its~~ its Successors ~~and~~ and Assigns forever.

AND it does ~~not~~ hereby bind itself and its Successors and Assigns, ~~to warrant and forever defend, all and singular, the said premises unto the~~ said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, its Successors ~~and~~ and Assigns, ~~from and against~~ it and its ~~Successors and Assigns,~~ ~~and all other persons whomsoever lawfully claiming or to claim the same or any~~ part thereof.

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