

thence with the Northerly side of said railroad right of way in a Westerly direction 2,300 feet, more or less, to an iron pin in the Westerly line of the property of Southern Worsted Mills, Inc.; thence N. 6-08 W. 1,853.2 feet to an iron pin at or near the bank of a creek; thence with the middle of said creek in a Northwesterly direction along a traverse line as follows: N. 50-28 W. 180 feet, N. 80-52 W. 156 feet, N. 26-51 E. 300 feet, N. 85-23 W. 147 feet, N. 62-50 W. 81 feet, N. 54-54 W. 84.5 feet, N. 84-52 W. 415.8 feet, S. 69-50 W. 119.7 feet, N. 69-00 W. 197.7 feet, S. 69-50 W. 192 feet to an iron pin at or near the bank of said creek; thence N. 13-25 W. 605 feet to an iron pin; thence S. 64-23 W. 204.5 feet to an iron pin; thence N. 0-17 W. 1,839 feet to an iron pin; thence S. 85-34 E. 2,634 feet to an iron pin; thence S. 19-16 W. 885 feet to an iron pin; thence S. 84-09 E. 1,023 feet to an iron pin; thence S. 4-13 W. 1,009.7 feet to an iron pin; thence S. 69-28 W. 544 feet to an iron pin; thence S. 26-32 E. 177.3 feet to an iron pin; thence S. 58-22 E. 460 feet to an iron pin; thence S. 54-22 E. 289 feet to an iron pin; thence S. 46-32 E. 620 feet to an iron pin; thence S. 23-39 E. 326 feet, more or less, to an iron pin at the corner of the aforementioned property conveyed to Commodity Warehouse Company, Inc. by Southern Worsted Mills, Inc.; thence with the Northwesterly line of said property of Commodity Warehouse Company, Inc. in a Southwesterly direction 265 feet, more or less, to a point in the Northerly line of said railroad right of way, the point of beginning.

The mortgagor will deliver to the mortgagee with reasonable promptness after the close of its fiscal year a balance sheet and statement of profit and loss setting forth in each case, in comparative form, figures for the preceding year. All financial statements of the mortgagor shall be prepared in accordance with generally accepted accounting practice, certified by an independent public accountant or firm of public accountants reasonably acceptable to the mortgagee. Quarterly financial statements prepared by or on behalf of the mortgagor will be furnished to the mortgagee with reasonable promptness.

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., its**

~~HEIR~~, Successors and Assigns forever, And **it** ~~does~~ hereby bind **itself, its**
~~HEIR~~ Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **BANKERS TRUST OF SOUTH CAROLINA, N. A., its**
~~HEIR~~ Successors and Assigns, from and against **it and its**
~~HEIR~~, Executors, Administrators, Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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