

recorded in the office of the Clerk of Court for Richland County in Plat Book "T", page 11, and also being shown on a plat prepared for Old South Development Company by Palmetto Engineering Company, May 3, 1972, and recorded in said Clerk's office in Plat Book "X" page 1927, said lot being bounded and measuring as follows: On the latter plat: On the North by Parcel "A", measuring 175.4 feet; on the East by Lots Numbers 14, 15 and a portion of Lot Number 16, measuring 258.39 feet; on the South by property now or formerly of Old South Development Company, measuring 176.6 feet; and on the West by Interstate 26 Frontage Road and Right of Way measuring 257 feet.

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This is a portion of the property heretofore conveyed to the Mortgagor by Deed of Old South Development Company dated _____ and recorded in the office of the RMC for Richland County in Deed Book _____ at page _____.

LEXINGTON: All that certain piece, parcel or tract of land, with improvements thereon, situate lying and being on U.S. Highways Numbers 21 and 321, near the intersection of Highways Numbers 215, 21 and 321, in the City of West Columbia, county of Lexington, State of South Carolina, containing 1.3 acres, and being shown on a plat prepared for Old South Development Company, by Palmetto Engineering Company, dated June 8, 1971, and recorded in the office of the RMC for Lexington County, in Plat Book 110-G at page 86, and having such shape, metes and bounds, courses and distances, as shown on said plat.

This being the identical property heretofore conveyed to the mortgagor by Deed of Old South Development Company dated July 2, 1974 and recorded in the Office of the RMC for Lexington County in Deed Book 24 V at page 190.

GREENVILLE: All that parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, fronting on the southeastern side of Wade Hampton Boulevard (U.S. Highway 29) and being more particularly described according to plat prepared by C.B. Dawsey on February 10, 1972 as follows:

Beginning at an iron on the southeastern line of the right of way of Wade Hampton Boulevard (U.S. Highway 29), joint corner with lands of James M. Gilfillin and running thence S 37-02 E 175 feet on the common line with lands of Gilfillin to an iron pin; thence N 52-51 E 68 feet to an iron pin; thence S 42-52 E 335 feet to a stake, which stake is 7 feet, more or less, from the center line of a branch; thence with the center line of said branch as the line having a traverse line of S 75-08 W 274 feet to an iron pin, which iron pin is 20 feet from the center of said branch in a northwesterly direction from the center line of said branch; thence N 37-22 W 400 feet to an iron pin on the southern edge of the right of way for Wade Hampton Boulevard (U.S. Highway 29); thence along the edge of said right of way N 50-42 E 118.3 feet to an iron pin; thence continuing with the edge of said right of way N 52-50 E 31.7 feet to the point of beginning. The above described property is conveyed subject to existing easements, rights of way, reservations and zoning ordinances.

The above described property is the identical property conveyed to the mortgagor by Cable Corporation dated _____ and recorded in Deed Book _____ at page _____, RMC office for Greenville County.

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 successors ~~XXXX~~ and Assigns forever.

AND the said Rosemont Industries, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

Bankers Trust of South Carolina, N.A., its successors

~~XXXX~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee _____ executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee _____ executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee _____ executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee _____ heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.