

This is the identical property conveyed to Wirefab, Incorporated, by deed of Daniel Construction Company, Inc., as Trustee, dated March 12, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, on May 5, 1964, in Deed Book 748 at page 159.

The said Wirefab, Incorporated, was dissolved as of December 31, 1971, all assets and properties having been distributed to the sole shareholder, Wisconsin Wires, Inc., a Delaware corporation. (See Articles of Dissolution filed in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1052 at page 86).

This mortgage is junior in lien to that certain mortgage given by the Mortgagor herein to the Mortgagee herein, dated February 25, 1977, in the original principal sum of \$400,000.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1390 at page 668.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD all and singular the above described premises, with the appurtenances thereto, unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.
3. That the Mortgagor is lawfully seized of the premises hereinabove described in fee simple, has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.