

books, records and income tax returns with reference to the mortgaged premises for the purpose of verifying any such report within three years after it has been submitted.

The Mortgagor, without the prior written consent of the Mortgagee, shall not sell, convey, alienate, mortgage or encumber the above described mortgaged premises or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether volutarily or involuntarily, and shall not create or cause to be created any security interest covering the mortgaged premises other than the security interest created by the within instrument, and a default in the terms and conditions of this paragraph shall be and become a default in this mortgage and the note which the same secures, causing the entire balance of the mortgage indebtedness to become immediately due and payable at the option of the Mortgagee.

In the event that the Mortgagor or any present or future owner of any legal or equitable interest in the mortgaged premises shall file, or there shall be filed against such party during the period of its ownership, a petition in bankruptcy or insolvency, or a petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the bankruptcy laws of the United States or under any other applicable federal, state or other statute or law, or a receiver, trustee or liquidator shall have been appointed with respect to any such party or all or any substantial part of such party's property, then in any of such event or events, the Mortgagee may at its option declare that this mortgage and the note which the same secures is in default and may at its option declare the entire principal balance due with all accrued interest immediately due and payable, together with any other sums secured hereby, notwithstanding anything in this mortgage or said note to the contrary.

The Mortgagor covenants agrees to maintain constantly and not to diminish in any respect nor materially alter on-site paved parking area on the above described property containing a minimum of 180,000 square feet, with marked parking spaces for approximately three hundred automobiles, including landscaped and recreational areas, during the term of this mortgage, and shall not erect any buildings or additions to existing buildings or other structures on the mortgaged premises without the prior written consent of the Mortgagee.

Also included as part of the real estate covered by this mortgage in addition to the above described property is that certain easement and right of way for the installation and maintenance of a sanitary sewer line owned by the Mortgagor and appurtenant to the 249,222 square feet above described set forth under the terms of that certain Agreement between the South Carolina National Bank as Trustee under the Last Will and Testament of Pauline B. McHugh, et al, Blake P. Garrett, Jr. as Trustee, Gus P. Stathos, George P. Sourlis and Spiro P. Politis dated February 15, 1977, appearing of record in the RMC Office for Greenville County, S. C. in Deed Book 1062, page 586.

5018 AUG 15 1977
DILLARD & MITCHELL, P.A.

STATE OF SOUTH CAROLINA
County of Greenville

BLAKE P. GARRETT, JR., as Trustee,
under written Agreement with
Blake P. Garrett, Sr., et al, etc.

TO
THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

Mortgage of Real Estate

Received and properly indexed in RMC Office
at 3:58 P.M.
this 15th day
of August A. D. 1977.
and Recorded in Book 1407 Page 86
Greenville County, S. C.

COMB 23436-ED 10-4 (5C)
\$ 500,000.00
Tract = 5.72 A., Old Anderson Rd.
(S.C. Hwy # 81), Also Pers. Prop.

No. 6. continued from page Two:

the security are damaged or destroyed and the Mortgagor elects to restore or rebuild the improvements, then the Mortgagor agrees that the Mortgagee may hold all insurance proceeds as escrow agent until such restoration or rebuilding has been completed.

The debt secured by the within mortgage has been paid and satisfied in full and the same is hereby canceled, this

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,

Witnesses
By Vice President

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