

(c) The Mortgagees agree to release the above-described property from the lien of this mortgage provided the Mortgagor furnishes substitute collateral in the form of certificates of deposit or savings certificates issued by Greenville banks or savings and loan associations in an amount equal to the remaining unpaid principal balance on the note secured by this mortgage, or such other substituted collateral as shall be acceptable to the Mortgagees.

(d) The Mortgagor shall have the right to make structural additions and alterations to the office building and the house presently located on the land hereinabove described; to demolish the house; and to connect the office building to the house or to other buildings on adjoining property owned by the Mortgagor.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 1st day of December, 1978.

Signed, Sealed and Delivered in the presence of:

COFFEE STREET REALTY CO. (SEAL)

Judy A. Sloan

By [Signature] President

Marjorie W. Hall

And [Signature] Secretary

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Coffee Street Realty Co. by its duly authorized officers sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

[Signature]

Sworn to before me this 1 day of December, 1978.

Judy A. Sloan (SEAL)
Notary Public for South Carolina
My commission expires: 2-24-87

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