

All that certain piece, parcel or lot of land situated and being on the Northwest side of the Super Highway running from Greenville to Spartanburg, South Carolina (also known as U.S. Highway #29) in the City of Greenville, in Greenville County, South Carolina, and being shown as a portion of that tract of land on plat prepared by Dalton & Neves, Engineers, dated June 1945, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "O" at Page 181 and having, according to said plat and survey prepared by Dalton & Neves, Engineers, dated September 1949, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of the Super Highway, said pin being in a Southwesterly direction from the corner of property of Colonial Court Hotel, Inc., and running thence along the Northwest side of the Super Highway, S52 30W 287.6 feet to an iron pin at the Southeast corner of property of W. R. Timmons, Jr. and W. T. Patrick; thence N37 30W 226.6 feet to an iron pin; thence N52 30E 287.6 feet to an iron pin at corner of property of Colonial Court Hotel, Inc.; thence along the line of property of Colonial Court Hotel, Inc., S37 30E 226.6 feet to an iron pin on the Northwest side of said Super Highway, the beginning corner.

This is the same property conveyed to DAJ Associates, Inc., now Abbott Machine Co., Inc., by deed of Abbott Investment Company, Inc., formerly Abbott Machine Co., Inc., dated February 26, 1979, and recorded in the R.M.C. Office of Greenville County, South Carolina in Deed Book 1097 at Page 706.

This mortgage is second in priority to that certain mortgage of DAJ Associates, Inc., now Abbott Machine Co., Inc., to Abbott Machine Co., Inc., now Abbott Investment Co., Inc., dated February 26, 1979, and recorded in the R.M.C. Office of Greenville County, South Carolina, in Mortgage Book 1458 at Page 754.

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 JSA Financial Corporation,  
its successors ~~HEIR~~ and Assigns forever.

AND the said Abbott Machine Co., Inc.

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

Heirs 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 One Hundred Thousand (\$100,000.00) Dollars

Dollars in such Company as shall be approved by the Mortgagee ~~HEIR~~ executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee ~~HEIR~~ 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 ~~HEIR~~ its 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 ~~HEIR~~ 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.

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