

ADDENDUM

Continuation of Legal Description:

BEGINNING at the point of intersection of the western right-of-way of U. S. Highway No. 276 with the northern right-of-way of Whatley Circle and running thence with said right-of-way of Whatley Circle, S. 07-46 W. 21.98 feet to a point; thence continuing S. 50-39 W. 778.14 feet to a point; thence continuing S. 47-44 W. 298.85 feet to a point; thence leaving Whatley Circle and running N. 28-29 W. 744.58 feet to a point on the southern right-of-way of West Butler Avenue; thence with said right-of-way of West Butler Avenue N. 61-34 E. 835.32 feet to a point; thence leaving West Butler Avenue and running S. 28-26 E. 197.15 feet to a point; thence N. 61-26 E. 50.85 feet to a point; thence N. 62-03 E. 159.85 feet to a point on the western right-of-way of U. S. Highway No. 276; thence with said Highway right-of-way S. 29-49 E. 30 feet to a point; thence leaving said Highway and running S. 62-03 W. 160 feet to a point; thence S. 27-57 E. 20 feet to a point; thence S. 62-03 W. 0.8 feet to a point; thence S. 31-33 E. 50 feet to a point; thence S. 62-03 W. 3.15 feet to a point; thence S. 27-57 E. 50 feet to a point; thence N. 61-58 E. 166.9 feet to a point on the western right-of-way of U. S. Highway No. 276; thence with said Highway right-of-way S. 33-21 E. 87.0 feet to a point; thence continuing S. 35-07 E. 73.85 feet to the point of beginning.

ALSO an easement for ingress and egress over and across the following described property:

BEGINNING at a point on the northerly side of Whatley Circle which point is 1,098.97 feet along the right-of-way of Whatley Circle southwest of U. S. Highway 276; and running thence along the right-of-way of Whatley Circle South 47 - 44 West 51.48 feet to a point and turning and running thence North 28 - 29 West 756.89 feet to a point on the right-of-way of West Butler Avenue and turning and running thence along the right-of-way of West Butler Avenue North 61 - 34 East 50.0 feet to a point and turning and running thence South 28 - 29 East 744.58 feet to a point on the right-of-way of Whatley Circle, the point of beginning, containing .86 acres, more or less.

And the mortgagor further covenants to furnish an annual audit to the holder of the note within ninety (90) days after the end of each fiscal year of the operation of the security property, such audit to be made by an independent Certified Public Accountant.

This is a second mortgage, said mortgage being junior to the lien of that certain mortgage heretofore given by the mortgagor herein to Southern Bank and Trust Company on July 12, 1978, and thereafter assigned to Pilot Life Insurance Company on March 19, 1979; said mortgage being recorded in Book 1437 at page 914 in the public records of Greenville County.

And it is further covenanted and agreed that in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection or be collected by legal proceedings, all costs and expenses incurred by the mortgagee, together with a reasonable attorney's fee shall thereupon become due and payable immediately or on demand at the option of the mortgagee, as a part of the debt secured hereby and may be recovered and collected hereunder.

*provided, however, that there shall be no acceleration of the maturity of the debt hereby secured unless the mortgagor is first given the opportunity to provide a legal means for payment of all of said taxes and assessments without any expense to the mortgagee.