

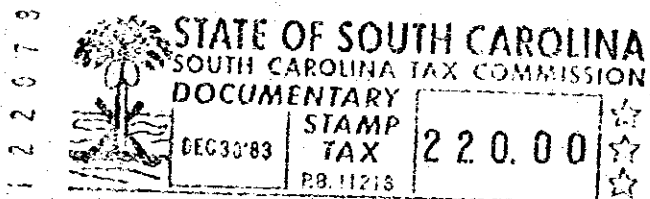
The above described property includes a portion of the right-of-way of Sulphur Springs Road and the right-of-way of Pinsley Circle.

Being the same property conveyed to the mortgagor herein by two deeds from Greenville & Northern Railway Company dated May 10, 1965 and November 11, 1960 and recorded on June 25, 1965 and November 29, 1960 in the RMC Office for Greenville County in Deed Book 776, at Page 299 and Deed Book 663 at Page 491, respectively.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by Associated Grocers, Inc. of South Carolina to The Independent Life and Accident Insurance Company dated April 24, 1978 and recorded in the RMC Office for Greenville County in Mortgage Book 1429 at Page 792, in the original principal amount of \$275,000.00

The lien of the within mortgage is equal to the lien of that certain mortgage given by Associated Grocers, Inc. of South Carolina to Community Bank dated November 12, 1982 and recorded in the RMC Office for Greenville County in Mortgage Book 1586 at Page 56, in the original principal amount of \$200,000.00. The mortgagor and mortgagee covenant and agree that the mortgages to Community Bank secure separate notes and that no merger shall occur.

A default under the terms and conditions of the Term Loan Agreement of even date herewith between mortgagor and mortgagee shall constitute a default under the within mortgage.



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 mortgagee, its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

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