

NOW, KNOW ALL MEN, That I the said S.L. McBee
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
The National Bank of Newberry, of Newberry, S.C.
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said
S.L. McBee

in hand well and truly paid by the said
The National Bank of Newberry,
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant,
bargain, sell and release unto the said The National Bank of Newberry, All those certain parcels or lots
of land situate in Ward Five (5) of the City of Greenville, on South Main Street in County
and State aforesaid, and being part of the property formerly belonging to the Trustees
of Chicora College.

The lots herein conveyed being known as Lots Nos. 16 and 17 on Plat prepared by R.E. Dalton,
Engr., which plat is recorded in R.M.C. Office for Greenville County in Plat Book "E",
page 90, said lots being more particularly described as follows:
Beginning at a point on the West side of South Main Street 80 feet from the intersection
of South Main Street and River Street and running thence N. 10-38 W. 126.4 feet to stake
on a 20-foot alley; thence along said alley N. 79-30 E. 49.6 feet to a stake on said alley
at the corner of the intersection of said alley with the driveway or walkway around an
open Court or park as represented on said Plat; thence S. 10-38 E. 131.8 feet to a stake on
South Main Street; thence along the line of South Main Street S. 85-59 W. 50 feet to the
beginning corner.

Together with the undisputed right to light and air along the 31.8 feet on the Northeast
corner of Lot No. 16, which fronts on driveway or walkway around open Court or park from
back line of lot No. 15 to the 20-foot alley. These being the same lots conveyed to me by
J.D. Bridges and W.L. Gassaway by deed dated Mar. 31, 1919, and recorded in Volume 45, page
222, R.M.C. Office for Greenville County.

Also, all that piece, parcel or strip of land lying and being situated on South Main Street
in Ward Five (5) of City of Greenville in the County and State aforesaid, having the
following metes and bounds according to Plat made by R.E. Dalton, Engr., and recorded in
Plat Book "E", page 90, R.M.C. Office for Greenville County:

Beginning at a stake on the Southwest corner of Lot No. 17 on said Plat and running thence
N. 85-59 E. 50 feet along lines of Lots Nos. 17 and 16 to a stake on joint corner of Lots
Nos. 15 and 16 thereon; thence S. 10-38 E. 1.5 feet to stake on proposed building line
(marked "revised street line" on said Plat); thence along said revised street line S. 85-01
W. 50 feet to a stake on the Southeast corner of a lot conveyed by the City of Greenville to
J.C. Haley; thence along line of last mentioned lot N. 10-38 W. 2.1 feet to the beginning
corner.

Being same strip of land conveyed by City of Greenville to J.D. Bridges and J.A. Floyd
by deed dated July 26, 1918 and conveyed to me by them by deed dated Apr. 1, 1919 and
recorded in Vol. 45, at page 223. Reference to all deeds and Plats for more complete
descriptions. Subject, however, to party wall agreement between S.L. McBee and L.W. Faris,
recorded Vol. 111, page 140.

This mortgage is second and junior to one given to U.S. Mortgage & Trust Co. by S.L. McBee
for \$80,000 over said premises and Majestic Theatre Property.