

Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE BARRINGER HOTEL COMPANY:-

All that certain lot of land situate in Ward Three of City of Greenville, County of Greenville, State of South Carolina, at the Southwest corner of West Washington Street and South Richardson Street, measuring 83 feet on West Washington Street, and having, according to survey of same made by Dalton & Neves, Engineers, March, 1928, the following metes, bounds, courses and distances:-

BEGINNING at the Southwest corner of the intersection of West Washington and South Richardson Streets, and running thence with the West side of South Richardson Street S. 20.0 W. 145 feet to iron pin; thence along line of property now or formerly of C. S. James, N. 69-39 W. 143.5 feet to iron pin; thence N. 20.0 E. 50 feet to iron pin; thence S. 69-39 E. 60.5 feet to an iron pin; thence along the line of ether property now or formerly of C. S. James on West edge of Hotel wall, N. 20.0 E. 95 feet to iron pin on South side of West Washington Street; thence along the South side of said Street, S. 69-39 E. 83 feet to the point of beginning, this being the same property on which is located the Hotel Greenville.

Being the same property conveyed to Hotel Imperial, Inc., (the corporate name subsequently being changed by amendment of its charter to The Barringer Hotel Company) of Greenville, South Carolina, by deed dated February 23, 1935, and recorded in the R. M. C. Office for Greenville County, S.C., in Deed Volume 172, at page 182.

TOGETHER with all buildings and improvements now located upon the land hereinabove described, and all additions or replacements that may be placed thereon prior to the payment of the debt secured by this mortgage; also all rights, ways and all ways and means of ingress and egress to and from said property, including all rights and privileges of any and all streets, roads and roadways adjacent to said property leading to and from same; and also all furniture, fixtures and equipment of every nature and kind now located, or which may hereafter be placed, in the buildings now located on said premises, or which may be placed in any building or buildings or additions hereafter erected, it being the intention of the parties hereto that the said mortgage shall cover all property of Myers-Pitts Hotel Company in Greenville, South Carolina, whether real, personal or mixed, which is now located, or which may hereafter be placed, on the land above described.

This mortgage is junior in rank to the lien of the mortgage given by The Barringer Hotel Company to Liberty Life Insurance Company for Two Hundred Thousand (\$200,000.00) Dollars, dated January 31, 1945, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 332 at page 43, which mortgage has been assumed by the mortgagor herein and the said mortgagor further agrees that it will pay promptly when due all payments of principal and interest becoming due under the said mortgage of the Liberty Life Insurance Company and in case it should fail to make any payment of principal or interest due there on such failure shall constitute a default herein on the part of the mortgagor and the mortgagee may institute suit on the note secured hereby and foreclose this mortgage in the same manner as it might do in case of a default in the payment of the within mortgage and note hereby secured.

This is the same property conveyed to Myers-Pitts Hotel Company by deed of The Barringer Hotel Company of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.