

ALSO All that certain piece, parcel or lot of land with the buildings and improvements thereon or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, Greenville Township, in a subdivision known as Lewis Plaza, as shown by plat of Dalton & Neves, Engineers, dated June, 1952, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book BB, Page 54 & 55 and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING At an iron pin in the southern edge of a 5-foot sidewalk, at the northeastern intersection of South Plaza and West Plaza and running thence along the eastern edge of said sidewalk N. 23-45 E. 37.5 feet to an iron pin on the East side of West Plaza at the northern edge of an 8-inch concrete block wall; thence along the northern edge of said 8-inch concrete block wall S. 63-55 E. 33 feet to a point, corner of said concrete block wall; thence turning and running along the eastern edge of another 8-inch concrete block wall S. 26-30 W. 37.3 feet to a point on the north side of South Plaza; thence along the north side of South Plaza N. 64-13 W. 31.2 feet to the beginning corner, being bounded on the south by South Plaza, on the west by West Plaza, and on the north and east by other property of Plaza Center.

The above two tracts of land are a portion of the property conveyed to Plaza Center by Lewis Plaza, Inc., by deed dated March 24, 1951, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 431, Page 459.

TOGETHER with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that Mortgagors shall be entitled to collect and retain the said rents, issues, and profits until default hereunder), and including all the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this Mortgage.

TO HAVE AND TO HOLD, all and singular the said property unto Mortgagee, its successors and assigns forever.

Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that they have good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as herein otherwise recited. Mortgagors further covenant to warrant and forever defend all and singular the premises as herein conveyed, unto Mortgagee forever, from and against Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, that if Mortgagors, their heirs, executors, administrators or assigns, shall and do well and truly pay, or cause to be paid, unto Mortgagee, its successors or assigns, the said debt aforesaid, with interest as aforesaid on the day and time hereinbefore mentioned and appointed for the payment of the same, and shall perform the covenants herein contained then this Mortgage, and the estate hereby granted shall cease, determine and be utterly null and void; otherwise, it shall remain in full force and virtue.

Mortgagors further covenant and agree as follows:

1. They will promptly pay said Note with interest thereon as the same becomes due and payable; and will pay, before they become delinquent, all taxes, municipal assessments or charges assessed or due during the current year against the within described property and which shall have priority in lien or payment to this Mortgage or the debt secured hereby, and will promptly deliver the official receipts therefor to Mortgagee; and will keep all fences, buildings, and other improvements now on said premises, and hereafter put thereon, in good condition and repair, and will do no act by which the value of said premises may be impaired.