

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, on the south side of Augusta Road (U. S. Highway No. 25), 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 R.M.C. 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 at the southeast corner of the intersection of Augusta Road (U. S. Highway No. 25) and West Plaza, and running thence along the east side of West Plaza, S. 23-45 W. 90.7 feet to an iron pin at the northeast corner of the intersection of West Plaza and North Plaza; thence along the north side of North Plaza, S. 64-23 E. 121.1 feet to an iron pin at the northwest corner of the intersection of North Plaza and East Plaza; thence along the west side of East Plaza, N. 27-27 E. 50 feet to an iron pin on the south side of Augusta Road (U. S. Highway No. 25) at the southwest corner of the intersection of Augusta Road (U. S. Highway No. 25) and East Plaza; thence along the south side of Augusta Road (U. S. Highway No. 25) N. 46-27 W. 132 feet to the beginning corner, being bounded on the north by Augusta Road (U.S. Highway No. 25), on the east by East Plaza, on the south by North Plaza, and on the west by West Plaza.

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, on the east side of East Plaza, 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 R. M. C. 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 on the east side of East Plaza at the joint corner of property of Lewis Plaza, Inc., and Investments, Inc., which iron pin is S. 27-37 W. 207.85 feet from the south side of Augusta Road (U.S. Highway No. 25) and running thence along the east side of East Plaza, S. 27-37 W. 317.8 feet to an iron pin in the line of other property of Lewis Plaza, Inc.; thence along the line of other property of Lewis Plaza, Inc., S. 62-23 E. 120 feet to an iron pin in the line of property of Calhoun; thence along the line of property of Calhoun, N. 27-37 E. 317.8 feet to an iron pin, corner of a 20-foot alley; thence across the end of said alley and continuing along property of Investments, Inc., N. 62-23 W. 120 feet to an iron pin on the east side of East Plaza, the beginning corner, being bounded on the north by property of Investments, Inc., on the east by property of Calhoun, on the south by other property of Lewis Plaza, Inc., and on the west by First Street and East Plaza.

The above three tracts being a portion of the property conveyed to Lewis Plaza, Inc., by Janet Lewis Perdue, et al, by deed dated January 14, 1948, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 333, Page 341.

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.