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feet, more or less, to the front of the store building thereon, is subject to an easement for ingress and egress to and from said mortgaged property to Pendleton Street and Queen Street for the use of the owners, occupants, tenants and their patrons and customers, and an easement for parking cars and other vehicles of the customers and patrons of the owners, occupants, and tenants of the property adjacent to the area hereinafter next described. The mortgagee herein, its successors and assigns, is hereby granted and given the right, privilege and easement for ingress and egress to and from said mortgaged property, to Pendleton Street and Queen Street for the use of the owners, tenants, occupants and their customers and patrons, and the right and easement for parking cars or other vehicles of the customers and patrons of the occupants, tenants, and owners of the above mortgaged property in, over and through the following described lot, to-wit:

All that strip or parcel of land, lying and being on the north side of Pendleton Street in the City of Greenville, in Greenville County, S. C., and having, according to plat made by Dalton & Neves, Engineers, December 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Pendleton Street and Queen Street and running thence along the north side of Pendleton Street, S. 70-24 E. 211 feet to an iron pin; thence continuing along Pendleton Street, S. 71-22 E. 458 feet to an iron pin; thence still with the north side of Pendleton Street, S. 71-42 E. 121.4 feet to a point on Pendleton Street, at the end of a wall; thence N. 22-26 E. 172.1 feet to an iron pin; thence N. 71-05 W. 791.3 feet to an iron pin on the east side of Queen Street; thence along the east side of Queen Street, S. 22-0 W. 172.3 feet to the beginning corner.

A portion of the lot first above described fronting 85 feet along the south side of Perry Avenue, and running back in parallel lines to a depth of 40 feet, more or less, is subject to an easement for ingress and egress to and from said mortgaged property to Perry Avenue and Queen Street for the use of the owner, occupants, tenants and their employees, and an easement for parking of cars and other vehicles for the employees of the occupants, tenants and owner of the property adjacent to the area hereinafter next described. The mortgagee herein, its successors and assigns, is hereby granted and given the right, privilege and easement for ingress and egress to and from said mortgaged property, to Perry Avenue and Queen Street, for the use of the owner, tenants, occupants and their employees, and the right and easement for parking cars or other vehicles by the employees of the occupants, tenants, and owner of the above mortgaged property in, over and through the following described lot, to-wit:

All that lot on the south side of Perry Avenue adjoining the above described mortgaged property and being described as follows:

BEGINNING at an iron pin at the southeast corner of the intersection of Perry Avenue and Queen Street and running thence with the south side of Perry Avenue, S. 67-50 E. 791.6 feet to an iron pin; thence S. 22-26 W. 40 feet to an iron pin; thence N. 67-50 W. 791.3 feet to an iron pin on the east side of Queen Street; thence with the east side of Queen Street, N. 22-0 E. 40 feet to the beginning corner.

The rights of ingress and egress and the rights for parking of customers, patrons and employees of occupants, tenants and owner of the above mortgaged property over the strip of land along Pendleton Street and Perry Avenue above described, shall be used and enjoyed jointly and in common with the customers, patrons and employees of the occupants, tenants and owner of the other property adjacent to the strips of land on Pendleton Street and Perry Avenue subject to the easements above stated.

The easements above referred to, granted to the mortgagee herein, its successors and assigns, for ingress and egress and for parking of cars or other vehicles by customers, patrons and employees of the occupants, tenants and owner of the above mortgaged property are deemed by the mortgagors herein to be necessary and essential for the proper use and enjoyment of the above mortgaged property and shall be deemed as easements running with the land and shall accrue to the mortgagee, its successors and assigns. The said easements shall not be terminated or modified in any manner without the consent of the mortgagee herein and the lessee of the premises so mortgaged.

The mortgagors, Randolph H. McNeill and William D. McNeill are joining in the execution of this mortgage for the purpose of subjecting that portion of their property which is embraced within the boundaries of the strip of land on Pendleton Street and the strip of land on Perry Avenue, to the easements herein created in favor of the mortgagee.

R. H. McNeill      W. D. McNeill