

lying and being on the Northern side of Springwood Avenue (Elford Street) in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Springwood Avenue at the Southwestern corner of property now or formerly of Griffin, which iron pin is N. 61-13 W. 206.6 feet from the Northwestern corner of the intersection of North Main Street and Springwood Avenue, and running thence with the line of property now or formerly of Griffin N. 19-07 E. 102.3 feet to the line of Parcel No. 1 hereinabove described; thence along the line of Parcel No. 1 hereinabove described N. 64-56 W. 10 feet to an iron pin; thence S. 19-07 W. 101.2 feet to an iron pin on the Northern side of Springwood Avenue; thence along the Northern side of Springwood Avenue S. 61-13 E. 10 feet to the point of beginning.

The aforesaid lease covering the premises above described was assigned by The Main-Elford Corporation to R.M. Caine by agreement dated June 1, 1956, and recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 558 at page 35. The said lease was amended by Mallie B. Dunlap and D.O. Dunlap and R.M. Caine by Amendment of Lease dated November 30, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 615 at page 119. The said lease was assigned to the mortgagor by R.M. Caine by agreement dated December 1, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 615 at page 113.

TOGETHER with all and singular the Rights, Members, Improvements, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining, including, but not limited to, all fixtures and building equipment now or subsequently attached to or used in connection with said Premises.

TO HAVE AND TO HOLD all and singular the said Premises unto the said The Citizens and Southern National Bank of South Carolina, its successors and assigns. And the mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said The Citizens and Southern National Bank of South Carolina, its