

south side of Tower Drive; thence along the south side of Tower Drive S. 73-21 W. 25.7 feet to an iron pin on the south side of Tower Drive, joint corner of property herein mortgaged and property of Richard Furman Watson, Jr., et al; thence along the line of property of Richard Furman Watson, Jr., et al, S. 22-0 W. 589.8 feet to an iron pin, joint corner of property herein mortgaged and property of Richard Furman Watson, Jr., et al; thence along the line of property of Richard Furman Watson, Jr., et al, S. 68-0 E. 400 feet to an iron pin on the northwest side of S. C. Highway 291, joint front corner of property herein mortgaged and property of Richard Furman Watson, Jr., et al; thence along the northwest side of S. C. Highway 291, N. 22-0 E. 290 feet to the point of beginning

The property herein mortgaged is subject to an easement or right of way of Max Heller, his heirs and assigns, to be enjoyed with the mortgagor, its successors and assigns, over a twenty-foot private road or alley extending back from Tower Drive for the purpose of ingress and egress between property of Max Heller which adjoins the tract herein mortgaged on the North, and Tower Drive. Said easement or right of way is appurtenant to said adjoining tract of the said Max Heller.

Being the same property conveyed to mortgagor by Max Heller by deed dated November 16, 1955 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 539, Page 117.

ALSO all that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, near Tower Drive and South Carolina Highway 291 (also known as the By-Pass between the Laurens Road and the Greenville-Spartanburg Highway) at the rear of property now or formerly of Trumax, Inc., containing 1.51 acres, more or less, according to plat of Dalton & Neves, dated October, 1955, and recorded in the Office of the R.M.C. for Greenville County in Plat Book JJ, Page 63, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of a 20-foot private alley in the line of property now or formerly owned by Trumax, Inc, which iron pin is S. 22-0 W. 255.8 feet from the south side of Tower Drive, and running thence along property now or formerly of Trumax, Inc. and others, S. 22-0 W. 454.4 feet to an iron pin; thence N. 30-44 W. 365.6 feet to an iron pin; thence N. 73-19 E. 372.6 feet to an iron pin on the western side of said property conveyed to Richard Furman Watson, Jr., et al by Richard F. Watson by deed dated April 16, 1954 and recorded in the office of the R.M.C. for Greenville County in Deed Book 498, Page 75. Being the same property conveyed to mortgagor by Richard Furman Watson, Jr., et al by deed dated January 25, 1956 and recorded in the Office of the R.M.C. for Greenville County on January 26, 1956 in Deed Book 544, Page 89.

This mortgage is second and junior in rank to that certain mortgage from mortgagor to The Citizens and Southern National Bank of South Carolina dated May 10, 1958, recorded in the office of the R.M.C. for Greenville County in REM Book 746, Page 408.

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Helco, Inc., its successors ~~Heirs~~ and Assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Helco, Inc., its successors ~~Heirs~~ and Assigns, from and against itself, its Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.