

Carolina Scenic Stages, a South Carolina corporation, is Lessee, for a term of fifteen (15) years, beginning June 11, 1959, and expiring June 11, 1974, of the property which is now being used as the Trailways Bus Station in Anderson, South Carolina, and being more particularly described as follows:

That certain tract or parcel of land lying in the City of Anderson and being the property of the Piedmont and Northern Railway Company and fronting approximately 440 feet on the South side of Tribble Street and approximately 45 feet on the Western side of North Main Street, being shown within red line on plat drawing J-26 dated March 23, 1946 revised March 27, 1946, and including the property bounded by the wire fence and including the O'Neal Company on the said plat. The property included on the plat as the old passenger station and so much of the property between the said old passenger station and said O'Neal Coal Company as is included within the red line of the said plat. A copy of the said plat showing this property is hereto attached for a more full and complete description of these premises and is made a part of the description of this paragraph.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances, to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever, and Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against Mortgagor and its successors and assigns, and all other persons lawfully claiming, or to claim the same or any part thereof.

This conveyance is intended as a real estate mortgage, and these presents are upon the express condition that if Carolina Scenic Stages and the Makers of its note, Hamish Turner and Ruth T. Turner, their successors or assigns, shall pay or cause to be paid to the Mortgagee, its successors and assigns, the sum of Fifty-two Thousand Five Hundred and Seven and 2/100 Dollars (\$52,507.72), and any additional amount loaned by Woodmen of the World Life Insurance Society to Carolina Scenic Stages up to Seventy-eight Thousand and 00/100 Dollars (\$78,000.00), with interest thereon at the rate, time, place and manner as provided in the promissory note hereinabove referred to, and shall keep and perform all and singular the covenants and agreements herein contained for the Mortgagor to keep and perform, then these presents to be void, otherwise to remain in full force and effect.