

BEGINNING at an iron pin on the Western edge of the right of way for North Main Street at the corner of property now or formerly of T. G. Crymes and running thence with the line of the said Crymes property N. 70-45 W. 210 feet to a stake; thence N. 19-47 E. 10 feet to a stake; thence S. 70-45 E. 10 feet to a stake; thence along the Eastern edge of a 20 foot alley N. 17-47 E. 133.03 feet to a stake at the rear corner of property now or formerly of Barr; thence with the line of the aforesaid Barr property S. 70-46 E. 203 feet to a stake on the Western edge of the right of way of North Main Street; thence with the Western edge of the right of way for North Main Street S. 19-00 W. 143.15 feet to the point of beginning.

ALSO: All the right, title and interest of the mortgagee herein, subject to the conditions and limitations thereon, in and to:

- (1) That certain 20 foot alley shown on the aforementioned plat which abuts on the Eastern edge of the above described property;
- (2) That certain 9 foot alley shown on the aforementioned plat, which intersects with the above described 20 foot alley and extends in an Easterly direction from North Main Street to Townes Street.

which rights and the conditions and limitations thereon are more fully set forth in that certain deed from A. F. Day to August W. Smith, H. T. Mills, Allen J. Graham, and W. S. Griffin, as Trustees for the Young Mens Christian Association, dated May 1, 1924, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume 99 at page 68,

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 Davis Mechanical Contractors, Inc., its successors ~~and~~ and Assigns forever.

AND the said Davis Electrical Constructors, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Davis Mechanical Contractors, Inc., its successors

~~and~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than Two Hundred Five Thousand (\$205,000.00)

Dollars in such Company as shall be approved by the Mortgagee, its successors ~~or~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors ~~or~~ or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its successors ~~or~~ or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors ~~or~~ or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.