

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of By-Pass Highway 291 and being shown as all of Lots 17 and 12 on plat of Tully Babb property, prepared by Dalton & Neves, Engineers, in May, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Pages 158 and 159, and having according to said plat the following metes and bounds, to-wit: --

BEGINNING at an iron pin on the west side of By-Pass Highway 291, at the joint front corner of Lots 17 and 18, which point is the south-easternmost corner of property owned by D & W Manufacturing Company; thence with joint lines of Lots 18 and 17 and 11 and 12, S. 83-10 W., 600 feet to an iron pin on the east side of Winterberry Court; thence with line of said street, S. 6-50 E., 250 feet to an iron pin at the corner of property now or formerly owned by Star Enterprises, Incorporated; thence with the joint line of Lots 17 and 12 and said property now or formerly owned by Star Enterprises, Incorporated, N. 83-10 E., 600 feet to an iron pin on the west side of By-Pass Highway 291; thence with the line of said Highway, N. 6-50 W., 250 feet to the point of beginning.

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 Southern Bank and Trust Company, its successors ~~heirs~~ and Assigns forever.

AND the said Eight Associates, Inc.,

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Southern Bank and Trust Company, its successors

~~heirs~~ 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

Dollars in such Company as shall be approved by the Mortgagee executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators 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 executors, administrators 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 heirs, executors 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.