

County, S. C. in Plat Book BBB, page 109, the following metes and bounds:

BEGINNING at an iron pin on the line 64 feet North of the Northern right-of-way line for College Street, said iron pin being S. 61-24 E. 46 feet, N. 40-22-30 E. 64.8 feet from a chiseled "X" in a concrete drive which is the Southwest corner of a tract of land conveyed to the City of Greenville by Fidelity Company by deed dated January 14, 1965, and recorded in Deed Book 765, page 394, in the R.M.C. Office for Greenville County, S. C., and running thence with the Eastern edge of the right-of-way for the proposed street N. 40-22-30 E. 287.5 feet to an iron pin at the corner of property now or formerly belonging to the City of Greenville; thence with the line of said City of Greenville property, S. 65-47 E. 136.25 feet to an iron pin; thence continuing with the line of said City of Greenville property, S. 24-13 W. 276.0 feet to an iron pin; thence along a line parallel to and 64 feet from the Northern edge of the right-of-way for College Street, N. 65-47 W. 216.0 feet to the point of beginning.

Being the same property conveyed to mortgagor by the City of Greenville, South Carolina by deed dated July 14, 1965, recorded in the office of the R. M. C. for Greenville County on July 15, 1966 in Deed Book 777, page 413.

This mortgage shall also serve to secure any additional loans which may be made by mortgagee to mortgagor and shall constitute a first lien over the within described property for the total amount of the sum hereinabove set forth and any additional loans made by mortgagee to mortgagor.

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 **The Citizens and Southern National Bank of South Carolina**, ~~here~~ and Assigns forever, **its successors**

AND the said **The Little Theatre of Greenville, S. C.**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

The Citizens and Southern National Bank of South Carolina

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.