

Brockman, surveyor, dated February 9, 1962, and containing 20.03 acres, more or less, having the following courses and distances according to said plat, to-wit:

BEGINNING at a point in the intersection of Buncombe Road and New Pelham Road and running thence N. 9-30 E. 1075.8 feet along the center of New Pelham Road to a point in the center of New Pelham Road; thence N. 68-00 W. 850.7 feet to a point; thence S. 6-00 W. 782 feet; thence S. 69-00 E. 39.6 feet; thence S. 28-30 W. 283.8 feet to a point in the center of Buncombe Road; thence S. 61-50 E. 678.5 feet along the center of said road to a point; thence still with the center of said road, S. 80-45 E. 186 feet to the intersection of said two roads and the beginning corner. Bounded on the east by New Pelham Road and on the south by Buncombe Road and being at the northwest corner of the said two roads, subject, however, to the right of way of said roads.

The property herein described is shown as tract #7 on a plat of Subdivision of W. D. Smith Estate, made by W. A. Christopher, dated September 12, 1922, and recorded in Plat Book BBB, at pages 8 and 9, in the R.M.C. Office for Greenville County.

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 **Textube Corporation**

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, 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 \$136,000.00

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