

tenants in the subdivision known as McAlister Plaza.

TOGETHER With all rights, privileges, interest, easements, improvements, tenements, hereditaments and appurtenances thereunto belonging or appertaining, and all fixtures, equipment and appliances now or subsequently attached to or used in connection with said premises.

Parcel No. 2:

All that certain piece, parcel or lot of land in McAlister Plaza, in the City of Greenville, S. C., lying and being on the northwesterly side of Pleasantburg Drive, and being the southernmost parcel shown on the plat entitled "Section No. 2, Portion of McAlister Plaza", prepared January 2, 1964, and more recently revised on October 28, 1966, by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book PPP, page 41, and by reference to said plat being described as follows:

BEGINNING at an iron pin on the northwesterly side of Pleasantburg Drive (S. C. Highway 291), said pin being the joint front corner with a lot heretofore conveyed by the Mortgagor to Lloyd D. Auten, and running thence with the line of the Auten lot, N 63-49 W 400 feet to an iron pin on the southeasterly side of Frederick Street; thence turning and running with the southeasterly side of Frederick Street, in a southwesterly direction, approximately 220 feet to a point; thence turning and running in a southeasterly direction approximately 390 feet to a point on the northwesterly side of Pleasantburg Drive; thence turning and running along the northwesterly side of Pleasantburg Drive N 26-11 E approximately 328 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Charles A. Stokes, et al., recorded in the RMC Office for Greenville County on December 31, 1960 in Deed Book 665, page 469.

This property is subject to certain restrictions and covenants (as amended) of record in the RMC Office for Greenville County, and to building setback lines shown on said plat, and to existing utility easements.

Mortgagor agrees that all utilities, including but not limited to water, electricity, sewage and gas, shall, if possible, be brought to and maintained on said lot or parking area beneath the surface of the ground.

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 the said Mortgagor does hereby bind itself, and 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 itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

And the said Mortgagor agrees to insure the building on Parcel No. 1 in the amounts specified in the written agreement referred to above, in a company or companies which shall be acceptable to the Mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuance of this mortgage, and make loss under the policy or policies of insurance payable to the Mortgagee, and that in the event the Mortgagor shall at any time fail to do so, then the said Mortgagee may cause