

ALSO All that certain piece, parcel or lot of land situate lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Southern side of Echols Street and being more particularly described as follows: BEGINNING at an iron pin on the Southern side of Echols Street, which pin is 125.4 feet from the intersection of Rutherford Road and Echols Street and at the corner of lot leased to The Texas Company, and running thence with the line of the lot leased to The Texas Company in a southeasterly direction 98 feet to an iron pin; thence S. 66-07 W. 81 feet to an iron pin at the corner of lot now or formerly owned by Virginia Cobb; thence with the line of said lot, N. 13-54 W. 97 feet, more or less, to an iron pin on the Southern side of Echols Street; thence with the Southern Side of Echols Street N. 72-30 E. 81 feet, more or less, to the beginning corner.

ALSO All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Buncombe Street in the City of Greenville, and having the following metes and bounds, to wit: BEGINNING at a point on the East side of Buncombe Street, which point is 55 feet South of the Southeast intersection of Buncombe Street and Echols Street, and running thence with the line of Buncombe Street, S. 34 E. 45 feet; thence N. 56 E. 141 feet; thence N. 34 1/2 W. 45 feet; thence S. 56 W. 141 feet to the beginning corner, being designated as Lot No. 13, Block 1, Page 20 of the City Block Book.

ALSO All that piece, parcel or lot of land in Greenville County, State of South Carolina situate at the Southwestern corner of Echols Street and Rutherford Street in the City of Greenville, being more particularly described as follows: BEGINNING at an iron pin at the Southwestern corner of the intersection of Rutherford Street and Echols Street; thence with the Western side of Rutherford Street S. 00-50 W. 100 feet to an iron pin; thence S. 66-07 W. 100 feet to an iron pin at the corner of lot heretofore conveyed to Grantor; thence with line of said lot in a northwesterly direction, 98 feet to an iron pin on the Southern side of Echols Street; thence with the Southern side of Echols Street N. 72-30 E. 125.4 feet to the point of beginning.

These are the identical premises conveyed to borrower by J. WESLEY SNYDER which deed is recorded in the office of the Clerk of Court for Greenville County in Deed Book 842 at Page 577 and recorded April 24, 1968.

These conveyances are subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described properties.

This mortgage is given subject to prior mortgages to Fidelity Federal Savings and Loan Association in the approximate amounts of \$35,154 and \$14,778 respectively.

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 **SMALL BUSINESS ADMINISTRATION, its successors** ~~Heirs~~ and Assigns forever.

AND the said **SNYDER'S AUTO SALES, INC.**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **SMALL BUSINESS ADMINISTRATION, 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 **TWENTY THOUSAND DOLLARS**

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