BEGINNING at an iron pin on the Southwestern side of Old Buncombe Street, said iron pin being S. 33-41 E. 100 feet from the junction of Echols Street with Old Buncombe Street, and running thence S. 57-02 W. 196.4 feet to a nail and cap on the Northeastern side of Winns Alley; thence with the Northeastern side of Winns Alley S. 35-25 E. 95 feet to a nail and cap; thence N. 57-04 E. 193.65 feet to a point on the Southwestern side of Old Buncombe Street; thence with the Southwestern side of Old Buncombe Street N. 33-41 W. 95 feet to the point of beginning, being a portion of the property conveyed to the Lessors by deed of May H. Powell, dated December 30, 1954, recorded in Deed Book 515, at page 115, as shown on copy of said plat attached hereto, together with all Lessors' easements and appurtenances in adjining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to and from abutting highways or roads for the use and benefit of the above described parcel of real estate and the improvements to be erected thereon.

of the mortgagor in and leasehold estate

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

*See attached Sheet No. 3

leasehold estate

TO HAVE AND TO HOLD all and singular the said Premises unto the said Southern Bank and Trust Company, its successors and Assigns. And Wometco Blue Circle of Greenville, Inc. do hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company its successors and Assigns, from and against itself, its successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

leasehold estate

And the said mortgagor agrees that if it is at any time in default of the payment of all or any taxes, charges, or assessments which are now or hereinafter imposed by law upon the said mortgaged premises or any part thereof, then the mortgagee may cause the same to be paid and reimburse itself for any amounts so paid, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

*See attached Sheets Nos. 4, 5 and 6