

TRACT NO. 2

BOOK 1236 PAGE 647

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Interstate Highway No. I-85 at the intersection thereof with U. S. Highway No. 276 (Laurens Road), in Austin Township, Greenville County, South Carolina, being shown and designated as 8.3 acres on a Plat of the Property of The Shore Company, Inc., made by Dalton & Neves, Engineers, dated August, 1963, and recorded in the RMC Office for said County and State in Plat Book YY, page 137 (excepting .69 of an acre excluded therefrom) and .56 of an acre of a tract of 8 acres shown on a plat of the property of Greenville Leasing Co., Inc., made by Dalton & Neves, Engineers, dated November, 1963, and recorded in the RMC Office for said County and State in Plat Book GGG, pages 128 and 129, and having according to a plat of the compiled property of Greenville Leasing Co., Inc. made by Carolina Engineering & Surveying Co. dated February 7, 1968, revised October 14, 1970, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of U. S. Highway No. 276 (Laurens Road) at the corner of property now or formerly owned by The Shore Company, Inc., and running thence along the line of said property, S. 39-56 W., 717.8 feet to an iron pin; thence along the line of property formerly owned by James G. Bannon, N. 25-36 W., 376.1 feet to an iron pin; thence along the line of a .69 acre tract, N. 39-56 E., 215.2 feet to an iron pin; thence continuing along the line of said .69 acre tract, N. 70-25 W., 277.9 feet to an iron pin on the line of 8 acres, acquired by the Mortgagor herein from James G. Bannon; thence through said tract and along the line of .56 acre tract, N. 80-36 W., 197.5 feet to an iron pin; thence continuing along said .56 acre tract, N. 9-50 E., 193.7 feet to an iron pin on the Southern side of the right of way of U. S. Highway Interstate I-85; thence along the line of said right of way and crossing through an access road leading therefrom, S. 83-12 E., 58.4 feet to a concrete monument; thence continuing a straight line near and through an access road leading from Interstate I-85 to U. S. Highway No. 276, S. 86-19 E., 672.4 feet to an iron pin at the intersection of Interstate I-85 and U. S. Highway No. 276; thence along the Southwestern side of the right of way of U. S. Highway No. 276, S. 40-21 E., 284.3 feet to an iron pin, the beginning corner.

Tract No. 2 hereinabove described is subject to mortgages given by Greenville Leasing Co., Inc. to Cameron-Brown Company (now owned by Life Insurance Company of Virginia) recorded in the RMC Office for said County and State in Mortgage Book 970, page 127, in the original sum of \$425,000.00, and to Life Insurance Company of Virginia recorded in the RMC Office for said County and State in Mortgage Book 987, page 581, in the original sum of \$100,000.00 and in Mortgage Book 1054, page 407, in the original sum of \$185,000.00 and to conditional assignments of leases given to Life Insurance Company of Virginia and Cameron-Brown Company, chattel mortgages and other security interests covering personal property situate on said premises, the within mortgage being a second or junior mortgage as to Tract No. 2 hereinabove described.

There is hereby included as a part of the security of this mortgage instrument or the note of even date herewith in addition to the above described real estate, all furniture, furnishings and fixtures, including but not limited to air conditioning equipment, televisions, motel furniture, ranges, refrigerators and other machinery and equipment now or hereafter owned by the mortgagor and located in any buildings and improvements on the above described real estate, whether the same may be considered fixtures attached to the real estate or otherwise, including the proceeds thereof, subject, however, to the prior rights of Life Insurance Company of Virginia under security instruments and financing statements of public record now situate on real estate on the date hereof covered by prior mortgages given by Greenville Leasing Co., Inc. to Life Insurance Company