

Parcel No. 2

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 west side of South Carolina Highway 291 - South Pleasantburg Drive, as shown on plat of property of Star Enterprises, Inc. prepared by John E. Woods, Registered Land Surveyor, made May 1, 1972, recorded in the Office of the R.M.C. for Greenville County in Plat Book 47, Page 195, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the west side of South Carolina Highway 291 - South Pleasantburg Drive, at a point on the north side of a 40 foot driveway leading from the west side of South Carolina Highway 291 - South Pleasantburg Drive into property of Star Enterprises, Inc., and running thence along the west side of South Carolina Highway 291 - South Pleasantburg Drive, N. 6-50 W. 160 feet to an iron pin, corner of property of D & W Manufacturing Co.; thence along the line of D & W Manufacturing Co. S. 83-10 W. 600 feet to an iron pin on the east side of Winterberry Court; thence along the east side of Winterberry Court S. 6-50 E. 97.4 feet to an iron pin, corner of other property of Star Enterprises, Inc. designated as Parcel "F"; thence along the line of said Parcel "F" N. 81-42 E. 199.6 feet to an iron pin; thence S. 7-52 E 7.7 feet to an iron pin; thence N. 83-10 E. 187.3 feet to an iron pin; thence S. 6-50 E. 60 feet to a point on the north side of the 40 foot driveway hereinabove referred to; thence along the north side of said 40 foot driveway N. 83-10 E. 213 feet to a point on the west side of South Carolina Highway 291 - South Pleasantburg Drive, the beginning corner.

Being a portion of the property conveyed to Eight Associates, Inc. by Wilson Enterprises, of Greenville, Inc. by deed dated September 22, 1966, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 806 at Page 436 and also being a portion of the property conveyed to Star Enterprises, Inc. by Eight Associates, Inc. by deed dated June 6, 1972, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 945, Page 608.

When the building being constructed on Parcel No. 1 hereinabove described is completed, and leases from tenants having an aggregate total rental of \$200,000.00 are approved by mortgagee, and said tenants are in occupancy of the leased premises and paying rent thereon, mortgagee will release the above described Parcel No. 2 from the lien of this mortgage.

The mortgagor shall within 120 days of the closing of its fiscal year furnish mortgagee with the following statements:

1. An annual financial statement for the previous fiscal year certified by a Certified Public Accountant.
2. A statement of the operation of the building constructed on Parcel No. 1 certified by a Certified Public Accountant.
3. A current lease schedule for the current fiscal year.

CPA
SDM