

the Ryder line S 89-02 E 250 feet to an iron pin in the line of property now or formerly of Wherry, Et Al; thence along the Wherry line N 0-58 W 480 feet, more or less, to an iron pin; thence N 86-35 W 177.3 feet to an iron pin; thence S 23-14 W 364.30 feet to an iron pin; thence S 22-57 W 671.65 feet to an iron pin; thence S 36-19 E 523.25 feet to an iron pin, the point of beginning, and constituting all of the property conveyed to Richard C. Rountree by Hi-Speed Car Wash, Inc. by deed dated April 27, 1970, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 889, page 136, less the 2.67 acre tract conveyed by Rountree to Ryder Truck Rental, Inc. by deed dated January 25, 1971, recorded in the RMC Office for Greenville County, S. C.

Also, all of the mortgagor's right, title and interest in and to that certain easement appurtenant to the above described property as set forth in deed of Jack K. Wherry, Et Al to Hi-Speed Car Wash, Inc. as recorded in the RMC Office for Greenville County, S. C., in Deed Book 835, page 466, which deed by reference is made a part hereof.

This mortgage is subject to a 50 foot road easement crossing the above described property as shown on plat entitled "Property of Ryder Truck Rental, Inc." recorded in Deed Book 907, page 324 of said RMC Office.

PARCEL NO. 3: All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the westerly side of Poinsett Highway (U. S. 25 N), near the City of Greenville, S. C., and having, according to plat recorded in the RMC Office for Greenville County, S. C., in Plat Book VVV, page 135, the following metes and bounds, to-wit:

BEGINNING at an iron pin located 178 feet south of the intersection of Poinsett Highway and Hammett Street and running thence along the westerly side of Poinsett Highway S 0-17 W 54 feet to an iron pin; thence N 89-43 W 256.9 feet to an iron pin on the southeasterly side of Hammett Street; thence along said Street N 48-13 E 177.9 feet to an iron pin; thence S 0-17 E 65.3 feet to an iron pin; thence S 89-43 E 125 feet to an iron pin, the point of beginning.

PARCEL NO. 4: All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Rowley Street, in the City of Greenville, S. C., and being designated as Lots 5 and 7, Section II, Stone Land Company according to a plat recorded in the RMC Office in Plat Book A, page 339 and having, according to a more recent survey made by Campbell & Clarkson Surveyors, Inc. dated April 1, 1969, the following metes and bounds, to-wit:

(continued on reverse side)

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 The Citizens and Southern National Bank of South Carolina, Greenville, S. C., its successors

~~And~~ Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~and~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the <sup>improvements</sup> ~~land~~ on said land ~~for~~ ~~not~~ ~~less~~ ~~than~~ in such amount as required by the mortgagee ~~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 continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of his mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.