

Eight and 75/100s (208.75) feet; SOUTHWEST by lands of Hall Rhoden and Coward Seed Company, Four Hundred Seventy-four and 8/10s (474.8) feet; and NORTHWEST by Pine Log Road, Two Hundred Twenty-three and 5/10s (223.5) feet.

Parcel No. 2: All that certain piece, parcel or tract of land, with improvements thereon and additions thereto, situate, lying and being on the Northwestern side of Ramseur Court, in the City of Greenville, County of Greenville, State of South Carolina, and having according to plat entitled "Property of Vardry D. Ramseur, Sr.", dated January 5, 1960, prepared by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book AA, at page 113, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Ramseur Court at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company and running thence with the Northwestern side of Ramseur Court, N. 24-00 W. 175.1 feet to an iron pin; thence N. 24-00 W. 114.0 feet to an iron pin in the line of property now or formerly of Greenville Municipal Airport; thence with the line of property now or formerly of Greenville Municipal Airport N. 88-00 W. 222.5 feet to an iron pin in the line of property now or formerly of Seaboard Coast Line Railroad Company; thence with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 114.0 feet to an iron pin; thence continuing with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 272.9 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company; thence with the line of property now or formerly of Ramseur Fuel Oil Company, N. 66-00 E. 200.0 feet to the point of beginning.

ALSO: All that certain piece, parcel or strip of land being sixty (60) feet wide, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above described premises on the Southwestern side thereof and being more particularly described as follows:

BEGINNING at a pin at the Southwestern corner of the above described premises and running thence S. 66-00 W. 60 feet to a point; thence N. 24-00 W. 432 feet, more or less, to a point in the Southern property line of Greenville Municipal Airport; thence with the line of said Greenville Municipal Airport, property, S. 88-00 E. 75 feet, more or less, to an iron pin; thence with the line of the premises hereinabove described, S.24-00 E. 386.9 feet to the point of beginning.

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 Mortgagee, its successors ~~and~~ and Assigns forever.

AND the said Mortgagor

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors

~~and~~ 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 One Hundred Sixty-eight Thousand (\$168,000.00) -----

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