

The above described property includes all of the property lying within the block bounded by West Poinsett Street, Main Street, Church Street, and Mosteler Place as said streets are presently located, and this mortgage is given subject to the right of way of said streets as the same (or any of them) may have been widened or relocated.

TOGETHER with all the right, title and interest of the mortgagor Eugene W. Bettis in and to:

- (a) A certain Lease Agreement dated February 1, 1972 between B. F. Few, as Lessor, and McLeskey-Todd Drug Company of Greer, S. C., Inc., as Lessee, affecting a portion of the within described property; and
- (b) Any other existing leases respecting or affecting any portions of the within described property.

This mortgage is also made subject to the aforementioned leases.

This is the identical property conveyed to the mortgagor Eugene W. Bettis by the mortgagees herein by their deed recorded or to be recorded contemporaneously herewith in the R.M.C. Office for Greenville County, and this mortgage is given to secure a portion of the purchase price of said property.

With respect to the above described Parcel I, this mortgage is junior in lien to the mortgage of even date herewith given by the mortgagor Eugene W. Bettis to Bankers Trust of South Carolina, N. A., in the original principal sum of Two Hundred Fifty Thousand and No/100ths (\$250,000.00) Dollars, and recorded or to be recorded in the R.M.C. Office for Greenville County.

PARCEL II

ALL that piece, parcel, or lot of land with the improvements thereon in Chick Springs Township, Greenville County, State of South Carolina, on the Northern side of the Super Highway, about two and one-half miles West of the Town of Greer, being known and designated as Lots Nos. 5 and 6 on a plat of the T. W. Dill property, said plat being recorded in Plat Book L, page 31, in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at a stake on the Northern side of the Super Highway 225 feet East from Suber Mill Road, at corner of Lot No. 4, and running thence with the line of said lot in a Northerly direction 225 feet to a stake in line of Lot No. 19; thence with the line of said lot N. 68 E. 100 feet to corner of Lot No. 7; thence with the line of said lot in a Southerly direction 225 feet to a stake on the Super Highway; thence with said highway S. 68 W. 100 feet to the beginning corner.

(continued on attached Rider)

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Benjamin F. Few, Chemical Bank, and Donald Vail, as Trustees for Benjamin F. Few, et al., U/A dated December 1, 1972, their

....., as successors and Assigns. And WE do hereby bind ourselves
 Ours Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Benjamin F. Few, et al., as Trustees, their successors and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.