

NOW THIS INDENTURE WITNESSETH, that the mortgagor, for the better securing the payment to the said mortgagee of the said sum of money mentioned in said notes or obligations, with interest thereon, and also for and in consideration of the sum of One (\$1.00) Dollar to the mortgagor in hand paid by the mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto the mortgagee, its successors and assigns, forever:

ALL right, title, interest and leasehold estate of the mortgagor in and to: That certain lease executed by and between The South Carolina National Bank, Lessor, and OPA Greenville Company, Lessee, dated *December 12*, 1973, Memorandum of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book at page (to include all subsequent amendments and modifications thereto) demising the following described premises:

All that certain piece, parcel or lot of land situate, lying and being on the Easterly side of S. Main Street and the Westerly side of Brown Street in the City of Greenville, County of Greenville, State of South Carolina, as shown on plat entitled "Property of South Carolina National Bank", prepared by Campbell & Clarkson Surveyors, Inc., dated July 30, 1973, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Easterly side of S. Main Street at the Northern most corner of the premises herein described (said point being 83.3 feet from the Southeasterly corner of the intersection of S. Main Street and E. Washington Street) and running thence S. 68°-37'-05" E. 125.13 feet to a point on the Easterly side (or face) of a brick wall; thence with the Easterly side (or face) of said brick wall N. 21°-19' E. 16.82 feet to a point; thence S. 58°-41' E. 103 feet to a point on the Westerly side of Brown Street; thence with the Westerly side of Brown Street S. 21°-32' W. 199.28 feet to a point; thence N. 68°-57'-30" W. 226.33 feet to a point on the Easterly side of S. Main Street at the Northerly side (or face) of a 12" brick wall (throughout its length, the Northerly side [or face] of said 12" brick wall constitutes the Southerly property line of the premises herein described); thence with the Easterly side of S. Main Street N. 20°-59'-24" E. 183.69 feet to the point of beginning.