

PARCEL NO. 2 :

All that certain piece, parcel or lot of land with the improvements thereon, lying and being in the City of Greenville and more particularly described as follows: BEGINNING at an iron pin in the southerly margin of Welborn Street at the northwest corner of property conveyed by the Piedmont and Northern Railway Company to Greenco Realty, Inc. by deed dated September 17, 1957, running thence with the Greenco Realty, Inc. westerly line S. 42-28 W. 115.60 ft. to an iron rail; thence N. 44-42'30" W. 130.02 ft. to an iron pin; thence S. 79-15 E. 71.35 ft to an iron pin; thence S. 88-39 E. 50 ft. to an iron pin; thence N. 81-32 E. 50 ft. to the point of Beginning, containing 6415.0 sq. ft., more or less, as shown on Drawing F-1913, and being the same property conveyed by Judd B. Farr to Mortgagor herein by deed recorded in Deed Book 908, at Page 267.

ALSO:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Welborn Street in the City of Greenville, State of South Carolina, and being fully described in deed of Seaboard Coastline Railway Company to Greenco Beverage Co., dated 19 Mar. '73 recorded in the RMC Office for Greenville County in Deed Book 976, at Page 583, and having according to a plat prepared by Piedmont Engrs., July 25, 1972, recorded in Deed Book 976, at Page 585, the following metes and bounds, to-wit: Beginning at a point on the southerly side of Welborn Street, 955 feet west of its intersection with Nassau Street, and running thence S. 42-22 W. 131.1 feet to an iron pin; thence along the right-of-way of Seaboard Coast Line Railway 149.1 feet to a point; thence running N. 42-20 E. 123.7 feet to a point on the southerly side of Welborn Street; thence along the said Welborn Street S. 47-32 E. 149.0 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage in favor of Southern Bank and Trust Company in the principal amount of \$100,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1009, at Page 435.

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 Southern Bank and Trust Company, its Successors and Assigns forever. And It does hereby bind its Successors / ~~Heirs and Assigns~~ to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company, its Successors ~~Heirs and Assigns~~ and Assigns, from and against its Successors and Assigns, ~~Heirs and Assigns~~ and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than its full insurable value Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

name and reimburse Mortgagee for the premium and expense of such insurance under this mortgage, with interest.

8746

4328 RV-2