

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHERN BANK AND TRUST COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said SOUTHERN BANK AND TRUST COMPANY at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained sold and released, and by these Presents does grant, bargain, sell and release unto the said

SOUTHERN BANK AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that piece, parcel or lot of land situate, lying and being on the southeastern side of S. C. Highway 291 (South Pleasantburg Drive) in the City of Greenville, County of Greenville, State of South Carolina and having according to a plat prepared by Aaron M. Thompson, Registered Land Surveyor, dated December 22, 1975 the following metes and bounds:

BEGINNING at an iron pin on the southeastern edge of the right of way for S. C. Highway 291 (South Pleasantburg Drive) which iron pin is located 100 feet in a northeasterly direction from the northeastern corner of the intersection of Little John Lane and S. C. Highway 291 (South Pleasantburg Drive) and running thence with the southeastern edge of the said right of way S. C. Highway 291 (South Pleasantburg Drive) N. 10-20 E. 89.11 feet to an iron pin; thence continuing with the southeastern edge of said right of way N. 12-05 E. 89.11 feet to an iron pin; thence S. 73-02 E. 230.98 feet to an iron pin; thence with the line of property now or formerly of Sherwood Forest Subdivision S. 13-05 W. 157.82 feet to an iron pin; thence N. 78-05 W. 224.68 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.

ALSO all the right title and interest of the mortgagor herein as lessee in and to that certain lease by and between Mobil Oil and lessee dated September 1, 1975 and covering the premises more particularly described as follows:

A LOT rectangular in shape with deminsions of 70' by 100' adjoining the premises hereinabove described on the northerly side thereof.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, storm doors and storm windows; all radios and television sets; employees' uniforms, superintendent and janitor

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