

securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars (\$3.00) to the said mortgagors in hand well and truly paid by the mortgagee at and before the sealing and delivery 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 Bankers Trust of South Carolina, its successors and assigns forever:

ALL that certain piece, parcel or lot of land located, situate and being on the northwestern side of S. C. Highway No. 291 in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds according to a plat entitled Property of Sherwood, Inc., et al, by R. K. Campbell, dated July 14, 1966, and recorded in the RMC Office for Greenville County, South Carolina, at Plat Book No. PPP, Page 5.

BEGINNING on the northwestern side of S. C. Highway No. 291 at a pin located a distance of 435 feet south of LeGrand Boulevard and running thence N. 63-56 W. 403.4 feet past an iron pin to a point in McAlister Road; thence along McAlister Road S. 28-03 W. 140 feet to a point; thence past an iron pin located on the southeastern edge of McAlister Road S. 63-56 E. 408.3 feet to an iron pin on the northwestern side of S. C. Highway No. 291; thence along S. C. Highway No. 291 N. 26-04 E. 140 feet to an iron pin at the point of beginning, and being a portion of the property conveyed to Lehman A. Moseley, one of the mortgagors herein, by deed of Bankers Trust of South Carolina as Executor of the Estate of John T. Douglas, recorded February 5, 1976 in Deed Book 1031, Page 240, and again on February 26, 1976 in Deed Book 1032, Page 165.

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 assigns forever. And the said mortgagors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

And Tanner's Big Orange, Inc., agrees to insure the house and buildings on said land for not less than Forty Thousand and No/100 Dollars (\$40,000.00), in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagors to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at its option, declare the full amount of this mortgage due and payable.

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