

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the southern side of U. S. Highway 29, and being shown as an easement on plat of property of Group Two, A General Partnership as prepared by Aaron M. Thompson dated April 17, 1975 and revised July 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-J at page 37. This easement is also shown on Plat recorded in Plat Book 5-T at page 81 and in Plat Book 5-T at page 82, and according to said plat, having the following metes and bounds to wit:

BEGINNING AT A POINT on the southern side of Wade Hampton Boulevard, said point being 369.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road; thence S. 47-00 E. 173.4 feet to a point, thence S. 43-00 W. 95.5 feet to a point, thence S. 12-20 W., 98 feet to a point; thence S. 43-00 W. 16 feet to a point, thence N. 47-00 W., 21 feet to a point, thence N. 12-20 W. 95 feet to a point; thence N. 43-00 E. 90 feet to a point; thence N. 47-00 W. 153 feet to a point on the southern side of Wade Hampton Boulevard; thence with Wade Hampton Boulevard, N. 43-00 E. 24 feet to the point of beginning.

This Mortgage is Junior in Lien to that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association of Greenville, S. C. recorded in Mortgage Book 1401 at Page 285.

This is the same property conveyed by deed of Group III, A. General Corporation, recorded of even date.

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(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof 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(s), and that in the event he (they) 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 mortgagor(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor(s), do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

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