

Plaza prepared on January 13, 1973 by C. O. Riddle, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Keith Drive in the Northeast corner of the intersection of Keith Drive with Century Drive, and running thence along the Easterly side of Keith Drive, N. 45-12 W., 210 feet, more or less, to an iron pin; thence further along said Keith Drive, N. 44-45 W. 130 feet to an iron pin on the line of Pridmore (or formerly); thence along the Pridmore (or formerly) line, N. 51-12 E., 177.4 feet to an iron pin; thence N. 46-26 W., 70.2 feet to an iron pin on line of Tysinger (or formerly) property; thence along the line of Tysinger (or formerly), N. 51-09 E., 160.1 feet to an iron pin on line of Ed B. Smith (or formerly) property; thence along said Smith (or formerly) boundary, S. 65-19 E., 315.8 feet to an iron pin; thence further along said Smith (or formerly) boundary, N. 59-07 E., 333.2 feet to the West boundary of Greenville Associates, Ltd. property; thence along the line of Greenville Associates, Ltd. property, S. 36-20 E., 126.68 feet to an iron pin in the Northern line of right-of-way of Century Drive; thence along said right-of-way line in a Southwesterly direction, 710 feet, more or less, to an iron pin; thence in a Northwesterly direction, 70 feet, more or less, to an iron pin on the Eastern side of Keith Drive, the point of beginning, and being a portion of a larger tract conveyed to the mortgagor by deed of Garden Apartments, a limited partnership, dated August 29, 1967, and recorded on August 31, 1967 in Deed Volume 827, at page 288, R.M.C. Office for Greenville County, South Carolina.

ALSO: ALL that piece, parcel or tract of land, lying and being situate on Century Circle, containing 3.4937 acres, more or less, bounded on the North, East and West by Century Circle, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat of Century Plaza, prepared on January 13, 1973 by C. O. Riddle, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northwest corner of the intersection of Century Drive at Century Circle, and running thence along the Southern right-of-way line of Century Circle, N. 65-17 W., 420.6 feet to an iron pin at the point of beginning; thence along Century Circle, N. 65-17 W.,

Continued on attached sheet

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 Howard K. McIntyre (25%), Charles A. Gibson (25%), E. Mitchell Arnold (25%), and Wm. Byrd Traxler, Sr. (25%), their Heirs and Assigns forever.

AND the said I-385, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Howard K. McIntyre (25%), Charles A. Gibson (25%), E. Mitchell Arnold (25%), and Wm. Byrd Traxler, Sr. (25%), their Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than **None**

Dollars in such Company as shall be approved by the Mortgagee **their heirs,** executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee's **heirs,** executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee **executors, administrators or assigns,** shall be entitled to receive

from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee **heirs, executors or assigns,** may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

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