

BEGINNING at an iron pin on the northwesterly side of South Carolina Highway No. 291 at the corner of property heretofore leased by Lessor to American Oil Company, said lease recorded in the R.M.C. Office for Greenville County in Deed Book 462, Page 149, and running thence with said Highway No. 291 N. 39-23 E., 250 feet to an iron pin; thence N. 61-16 W., 246.9 feet to an iron pin on the easterly side of Augusta Road; thence with Augusta Road S. 2-27 W., 121.0 feet to an iron pin; thence continuing with Augusta Road S. 10-39 W., 153.0 feet, more or less, to an iron pin on line of property leased to American Oil Company; thence with said line S. 65-55 E., 101.1 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.

TO HAVE AND TO HOLD, all and singular the said premises herein described, the same being a leasehold interest of South Greenville Restaurant, Inc., in said premises unto the said The South Carolina National Bank, Greenville, S. C., its successors and assigns forever.

And the mortgagor does hereby covenant to warrant and forever defend its leasehold interest in said premises unto the said The South Carolina National Bank, Greenville, S. C., its successors and assigns, from and against the mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

South Greenville Restaurant, Inc., holds possession of the property herein described, pursuant to the written terms of a thirty year lease dated September 15, 1958 and recorded in the RMC Office for Greenville County in Deed Book 612, page 189. It is understood and agreed by the parties hereto that this mortgage shall extend to such leasehold estate as is held by the mortgagor, its successors and assigns, pursuant to the written agreement above referred to and to the buildings and improvements thereon. Should the mortgagor be in default in the payment of the rent on the lease aforesaid and such default be not cured pursuant to the terms of said lease, then such default shall be deemed a default of the within