

thence with the meanders of Brushy Creek as a line, the traverse lines of which are N. 24-20 W. 160 feet to an iron pin; N. 42-53 W. 223.5 feet to an iron pin on the southeast side of right-of-way of U. S. Highway 29; thence along the southeast side of right-of-way of U. S. Highway 29, N. 43-10 E. 85 feet to an iron pin; thence still along said right-of-way of U. S. Highway 29, N. 46-50 W. 20 feet to an iron pin; thence still with said right-of-way, N. 43-10 E. 291.3 feet to the point of beginning.

The above property is subject to a 30-foot easement given to A. B. Green, his heirs and assigns, for use as roadway entry to adjoining property at rear of subject property. Location of this easement is shown on plot plan and building diagram.

The above property is further subject to a 25 x 360 foot right-of-way in favor of Wade Hampton Water and Sewer District recorded April 28, 1964 in Deed Volume 747, Page 355, in the R.M.C. Office for Greenville County, South Carolina.

Also, all restaurant, office and motel furniture, fixtures and furnishings except linens and vending machines located on said premises as of the date of this instrument.

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, THE CATALINA, INC., its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said land for not less than THREE HUNDRED FIFTY THOUSAND (\$350,000.00) DOLLARS, 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 mortgagor shall at any time fail to do