

particularly shown on plat entitled Portion of McAlister Plaza, prepared December, 1961, revised April, 1963 and September, 1964, by Piedmont Engineering Service, said revised plat recorded in the office of the R. M. C. for Greenville County in Plat Book YY, Page 199, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southwesterly side of Edinburgh Court in line of property heretofore conveyed to Ben W. Lewis, and running thence along the southwesterly side of Edinburgh Court N. 61-23 W. 50 feet to a point; thence turning and running S. 28-40 W. 175.4 feet to a point in the center of a 15 foot alley; thence turning and running along the center of said alley S. 62-00 E. 51.8 feet to a point in line of property of Ben W. Lewis; thence along line of said property N. 28-05 E. 175.8 feet to a point on southwesterly side of Edinburgh Court, 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 unto the said **Parrott & Ballentine**  
**its Successors** ~~xxx~~ and Assigns forever.

AND the said **PARBAL, INC.**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **Parrott & Ballentine**  
**its Successors**

~~xxx~~ 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 **Thirty-five Thousand Five Hundred and No/100 (\$35,500.00)**

Dollars in such Company as shall be approved by the Mortgagee, **its Successors** ~~xxxxxxxxxxxxxxxx~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, **its Successors** ~~xxxxxxxxxxxxxxxx~~ 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, **its Successors** ~~xxxxxxxxxxxxxxxx~~ 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, **its successors** ~~xxxxxxxxxxxx~~ 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.