

NOW, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to Mortgagor in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign, and release unto Mortgagee, its successors and assigns, the following described property, together with the buildings and improvements now and hereafter erected thereon,

SITUATE in Ward 5, in the City and County of Greenville, State of South Carolina, described according to a survey thereof made August 18, 1953, by Pickell and Pickell, Engineers, of Greenville, South Carolina, as follows:

BEGINNING at a point at the intersection of the southerly line of Pendleton Street and the westerly line of South Calhoun Street; extending thence (1) along said line of South Calhoun Street, South 18 degrees 25 minutes West 150 feet to a point in line of land now or formerly of Lizzie R. Mauldin; thence (2) along said line of land now or formerly of Lizzie R. Mauldin, North 71 degrees 35 minutes West 82 feet to a point in line of land now or formerly of J. Roy Corbett; thence (3) along said line of land now or formerly of J. Roy Corbett, North 18 degrees 25 minutes East 150 feet to a point on said southerly line of Pendleton Street; and thence (4) along said southerly line of Pendleton Street, South 71 degrees 35 minutes East 82 feet to the place of beginning.

TOGETHER with the right, privilege, and easement to enter upon and go across the following described property, as more particularly set out in a certain easement agreement from J. Roy Corbett to Mortgagor, dated *September 14*, 1953, and intended to be forthwith recorded in the office of the Register of Deeds in and for the County of Greenville, South Carolina:

ALL THAT CERTAIN lot and parcel of land in the City of Greenville aforesaid, adjoining the above described premises on the West, beginning at a point 82 feet from the intersection of the South side of Pendleton Street and the west side of Calhoun Street on a course N. 71 degrees 35 minutes west from said intersection; from this point South 18 degrees 25 minutes West along the property line of land now owned by Greenville Petroleum Company, 18 feet to a point in said property line; thence North 26 degrees 35 minutes West a distance of 25.46 feet to a point in the southern property line of Pendleton Street; thence South 71 degrees 35 minutes East 18 feet to the point and place of beginning. Together with the right to use the present curb cut and approach now in and installed directly north of the above described property between the northern property line and the present 6 inch granite curb located along the South side of Pendleton Street.

UNDER AND SUBJECT to an easement for ingress and regress granted to others over the southerly ten (10) feet of the herein mortgaged premises.