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City of Greenville recorded in the RMC Office for Greenville County in Plat Book S at page 9 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin at the northwest corner of the intersection of Henrietta Street and the Stone Avenue By-Pass, and running thence with Henrietta Street S. 88-52 W. 116.7 feet to an iron pin; thence with East Park Avenue, crossing a branch, N. 38-57 W. 75.8 feet to an iron pin; thence with East Park Avenue, N. 28-23 E. 41.8 feet; thence with East Park Avenue S. 89-53 E. 97.1 feet to an iron pin; thence with the Stone Avenue By-Pass S. 26-50 E. 104 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Sam R. Zimmerman recorded in the RMC Office for Greenville County in Vol. 466 at page 462. Reference is also made to a lease on the foregoing premises executed by the mortgagors to Crown Central Petroleum Corp. recorded in Volume 476 at page 149, said lease containing courses and distances with some variation from those given above. It is the intention of the parties that this mortgage fully cover said leased premises.

THIRD:

All that piece, parcel or lot of land in the City of Greenville, State and County aforesaid, on the northeast corner of Pendleton and Calhoun Streets and having the following metes and bounds, to wit:

Beginning at an iron pin on the corner of Pendleton and Calhoun Streets and running thence N. 18 E. with Calhoun Street 150 feet to an iron pin at corner of lot owned by me; thence with my line S. 72 E. 100 feet to an iron pin; thence S. 18 W. 150 feet to an iron pin on Pendleton Street; thence N. 72 W. with Pendleton Street, 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed recorded in the aforementioned RMC Office in Volume 474 at page 153.

It is understood that the property described as Second and Third above is or will be leased to Crown Central Petroleum Corp., and the mortgagee agrees that, as to these two lots, in the event of default to notify said Crown Central Petroleum Corp., which shall have thirty days in which to correct or remove said default.

The foregoing referenced leases, recorded in Vol. 476 at page 199 and Vol. 482 at page 352 have been assigned to the mortgagee as additional collateral to the within note and mortgage with the provision however that the mortgagors shall continue to collect the rentals due thereunder until a default of the note and mortgage occurs.

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 The Peoples National Bank of Greenville, Greenville, South Carolina, its successors

and Assigns forever.

And We do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than EIGHTY THOUSAND & NO/100 - - - - - 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 we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.