

22-05 E. 228 feet to the point of beginning, and being shown on plat of property of S. & M. Real Estate Co., Inc. and John Foster Motors, Inc. recorded in the office of the R.M.C. for Greenville County on August 1, 1960, in Plat Book 00, Page 503.

Being the same property conveyed to the mortgagor by Helco, Inc. by deed dated November 11, 1960, and recorded in the office of the R.M.C. for Greenville County, S. C. in Deed Book 662, Page 457.

This mortgage as to the three tracts hereinabove described is second and junior in rank to that certain mortgage from the mortgagor to Helco, Inc. dated November 11, 1960, and recorded in the office of the R.M.C. for Greenville County in R.E.M. Book 841, Page 590.

ALL that certain, piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwest side of South Carolina Highway 291, shown on plat of property of S. & M. Real Estate Co., Inc. and John Foster Motors, Inc. prepared by Dalton and Neves, dated April, 1959, revised in July, 1960, and recorded in the office of the R.M.C. for Greenville County in Plat Book 00, Page 503, and being more particularly described by reference to said plat as follows:

BEGINNING at a point on the northwest side of South Carolina Highway 291, said point being S. 22-05 W. 150 feet from the intersection of said highway and Eisenhower Avenue, and being the joint front corner of the property herein conveyed and property of Humble Oil & Refining Company, and running thence, N. 67-55 W. 200 feet to a point in the line of property now or formerly of Helco, Inc.; thence S. 22-05 W. 114.8 feet to a point; thence S. 63-53 E. 201.1 feet to an iron pin on the northwest side of South Carolina Highway 291; thence along said highway, N. 22-05 E. 129.6 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by S. & M. Real Estate Co., Inc. and John Foster Motors, Inc. by deed dated January 31, 1961, and recorded on February 4, 1961, in the office of the R.M.C. for Greenville County in Deed Book 667; Page 392.

This is a first mortgage as to the above described tract. Mortgagor assigns all leases executed or to be executed on mortgaged premises as security.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said The Citizens and Southern National Bank of South Carolina, its successors and assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said The Citizens and Southern National Bank of South Carolina, its successors and assigns, from and against itself, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Sixty-five Thousand (\$65,000.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in event that the