

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.

ALSO all furniture, fixtures and equipment located on said premises and used in connection with the operation of the motel. Together with any new furniture, fixtures, and equipment which may be purchased and used in the operation of the motel during the term of this mortgage. This mortgage is given to secure a portion of the purchase price.

This mortgage is junior in rank to an existing mortgage given to James B. Little dated Dec. 28, 1962 recorded in mortgage vol. 910 at page 220 on which there is a balance due of \$232,141.00 and it is agreed by the mortgagors that should it default in payment of the monthly installments as provided therein, such default shall be considered and deemed a breach of the terms of this mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For value received, we do hereby assign,
transfer and convey unto
Paul H. Benson and Lucile W. Benson
The said premises, together with all fixtures,

Wm. B. Watkins
This deed is dated April 14, 1964
B. C. Jones
Helene Conner

In the presence of
Mary E. Ayers
Wm. B. Watkins

Assignment Recorded April 14, 1964 at 11.25 A.M. #29106

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, their 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.