

BEGINNING at a point, corner of Richardson and West North Streets, and running thence N. 24° 30' E. 94.5 feet to a corner; thence along the North line of a private alley S. 66° 08' E. 106.6 feet to corner; thence S. 26° 18' W. 100 feet to a corner on West North Street; thence along the North side of West North Street, N. 63° 10' W. 104.1 feet to the beginning corner. Also, a one-half interest in 70 feet of eighteen inch brick wall along the Eastern wall of the three-story building situate on said lot, together with the Western half of the strip of ground on which the said brick wall rests, same measuring 9 inches in width and 70 feet in length. Also, a certain narrow, triangular strip of land lying between the Western line of lot above described, situate on the North side of West North Street, and just West of the 9 inch strip above conveyed, said strip of land measuring 1.9 feet, more or less, in width at its northern end, and tapering to a point in the Northern line of West North Street, being 100 feet in length.

Being the same property conveyed to mortgagor by the Young Women's Christian Association of Greenville by deed dated December 4, 1964.

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 ~~Trumax, Inc.~~ **The Citizens and Southern National Bank of South Carolina / Greenville, S. C., its successors** ~~its successors~~ ~~and Assigns forever.~~

AND the said **Trumax, Inc.**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **The Citizens and Southern National Bank of South Carolina, Greenville, S. C., its successors** ~~its successors~~ ~~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 **Fifty-five Thousand (\$55,000.00)**

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