

All that certain piece, parcel or tract of land, situate, lying and being near the City of Greenville, Greenville Township, Greenville County, State of South Carolina, between Lee Street and Drayton Avenue (formerly Douglas Avenue) having, according to plat of the property of Southern Bell Telephone and Telegraph Company, prepared by Dalton and Mead, December 20, 1962, recorded in the R.M.C. Office of Greenville County in Plat Book "BB" at page 89, having the following metes and bounds, courses and distances, to wit: Beginning at the intersection of Lee Street and Front Street and running thence with the Southern side of Front Street North 47°22' East One Hundred and Forty-nine (149') feet to an iron pin, on the right-of-way line of Drayton Avenue, this is the Southeastern side of said right-of-way; thence South 89° 83' East One Hundred Twenty-eight (128') feet to an iron pin; thence continuing South 88°15' East Ninety (90') feet to an iron pin; thence continuing South 87°31' East Fifty-five and 2/10 (55.2') feet to an iron pin; thence South 18°07' East Three Hundred Ninety-two and 4/10 (392.4') feet to old pin; thence South 46°23' West One Hundred Sixty-six and 2/10 (166.2') feet to old pin on the Eastern side of Lee Street; thence on the Eastern side of Lee Street North 44°22' West Five Hundred Forty-nine and 2/10 (549.2') feet to the point of beginning, containing Three and 14/100 (3.14 A) Acres, said premises being the same tract conveyed to the Mortgagor by Deed recorded in Volume 514 at page 405; also, any and all rights, title and interest which the Mortgagor may have in any strip of land lying between the Northern line of the above described lot and Drayton Avenue.

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 **Continental Corporation, its SUCCESSORS** and Assigns forever.

AND the said **W. & T. Corporation**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **Continental Corporation, 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

Dollars in such Company as shall be approved by the Mortgagee or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators, successors 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 executors, administrators, successors 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 executors, successors 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.