

Office of the R. M. C. for Greenville County in Plat Book RRR at Page 147, and having, according to said plat, the following rates and bounds, to-wit:

BEGINNING at an iron pin on the east side of Winterberry Court, joint corner of property herein conveyed and property of Eight Associates, Inc., and running thence along the east side of Winterberry Court, S. 6-50 E., 250 feet to an iron pin, corner of other property of grantor; thence along the line of other property of grantor, N. 83-10 E., 200 feet to a point; thence still along other property of grantor, N. 6-50 W., 250 feet to an iron pin in line of property of Eight Associates, Inc.; thence along the property of Eight Associates, Inc., S. 83-10 W., 200 feet to an iron pin on the east side of Winterberry Court, the beginning corner.

This is the same property conveyed to Star Theatres, Inc., by deed dated August 24, 1967, and recorded in the office of the R. M. C. for Greenville County, South Carolina, in Deed Book 828 at Page 191.

Together with all theatre seats installed or to be installed in the theatre erected on the above mortgaged premises and any and all replacements thereof.

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, its successors** of Greenville, S. C. **its** and Assigns forever.

AND the said **STAR THEATRES, INC.,**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said **The Peoples National Bank, its successors** of Greenville, S. C., **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, **its** executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, **its** executors, administrators 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** executors, administrators 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** heirs, executors 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.