

NOW, KNOW ALL MEN, that each of the above named mortgagors, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said mortgagors in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Southern Bank & Trust Company, Greenville, South Carolina, its successors and assigns forever:

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 western side of Pleasantburg Drive (S. C. Highway 291), and having, according to a plat entitled "Commercial Area, Sherwood, Inc.", dated April, 1961, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Pleasantburg Drive at the corner of property now leased to Wellington Hall, Ltd., said pin being located a distance of 1,089.1 feet south of Legrand Boulevard, and running thence with the line of the property leased to Wellington Hall, Ltd. N. 63-56 W. 413.25 feet to an iron pin on the eastern side of McAlister Road; thence along McAlister Road in a northerly direction 140 feet to a point; thence leaving McAlister Road and running S. 63-56 E. 413.25 feet, more or less, to a point on the western side of Pleasantburg Drive; thence along Pleasantburg Drive in a southerly direction 140 feet to the point of beginning.

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 said premises unto the said mortgagee, its successors and assigns forever. And the said mortgagors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's successors and assigns, from and against themselves, their successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and buildings on said land for not less than Seventy Thousand Dollars (\$70,000.00), in a