

ALSO, all the right, title and interest of the mortgagor in and to a certain 5 foot alley adjoining said property, which alley has the following metes and bounds:

BEGINNING at an iron pin in the center line of said alley on the southern side of East Court Street and running thence S. 17-42 W. 54.43 feet to an iron pin at the center of a 17 inch wall; thence with the center line of said wall N. 70-55 W. 5 feet to a pin at the line of the property described above; thence with the line of said property N. 17-42 E. 54.43 feet to a pin on the southern side of East Court Street; thence with the southern side of East Court Street S. 71-39 E. 5 feet to the beginning corner.

PARCEL 2.

ALL that lot of land in the City of Greenville, County of Greenville, State of South Carolina on South Main Street and lying near East Court Street and shown on a plat entitled "Property of Hudson Studios, Inc.," made by Dalton & Neves, Engineers, March, 1968, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the line of South Main Street at East Court Street and running thence with South Main Street N. 19-45 E. 42 feet 5 inches to an iron pin; thence S. 70-15 E. 101 feet 10 inches to an iron pin; thence S. 19-45 W. 42 feet 5 inches to an iron pin; thence N. 70-15 W. 101 feet 10 inches to the beginning corner.

The estate conveyed in the above property is a leasehold interest, the term of which expires on March 31, 2023; said lease being more fully set out in Volume 33 of the statutes of South Carolina, page 688, as restricted by Court decrees contained in Judgment Roll E1597 in the Office of the Clerk of Court for Greenville County.

PARCEL 3.

ALL that certain lot of land with the buildings and improvements thereon, situate on the southern side of East Stone Avenue in the City of Greenville, County of Greenville, State of South Carolina, and described as follows:

BEGINNING at a point on the southern side of East Stone Avenue, 161½ feet from the corner of said Avenue and Rowley Street, and running thence with the said East Stone Avenue, S. 69 - 29 E. 58½ feet to an iron pin on said Avenue; thence S. 20-19 E. 175 feet to an iron pin; thence parallel with said Avenue, N. 69-29 W. 58½ feet to an iron pin; thence N. 20-19 E. 175 feet to the beginning corner.

This property is located 161½ feet in an easterly direction from the southeastern intersection of Rowley Street and East Stone Avenue. This property is shown on the Greenville County Auditor's Block Book as 34-2-38; and less any footage conveyed to the City of Greenville or the South Carolina Highway Department for street purposes; this is the same property conveyed to Hudson Studios, Inc. by Waco F. Childers, Jr. by deed recorded in the R.M.C. Office for Greenville County at Deed Book 808, page 631.

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, its successors, heirs, assigns 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.