

PARCEL NO. 2

All that certain piece, parcel or lot of land with the improvements thereon, lying and being in the City of Greenville and more particularly described as follows: BEGINNING at an iron pin in the southerly margin of Welborn Street at the northwest corner of property conveyed by the Piedmont and Northern Railway Company to Greenco Realty, Inc. by deed dated September 17, 1957, running thence with the Greenco Realty, Inc. westerly line S. 42-28 W. 115.60 feet to an iron rail; thence N. 44-42'30" W. 130.02 feet to an iron pin; thence S. 79-15 E. 71.35 feet to an iron pin; thence S. 88-39 E. 50 ft. to an iron pin; thence N. 81-32 E. 50 feet to the point of Beginning, containing 6415.0 sq. ft., more or less, as shown on Drawing F-1913, and being the same property conveyed by Judd B. Farr to Mortgagor herein by deed recorded in Deed Book 908 at Page 267.

ALSO:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Welborn Street in the City of Greenville, State of South Carolina, and being fully described in deed of Seaboard Coastline Railway Company to Greenco Beverage Co., dated 19 Mar. '73 recorded in the RMC Office for Greenville County in Deed Book 976, at Page 583, and having according to a plat prepared by Piedmont Engrs., July 25, 1972, recorded in Deed Book 976 at Page 585, the following metes and bounds, to-wit: BEGINNING at a point on the southerly side of Welborn Street, 955 feet west of its intersection with Nassau Street, and running thence S. 42-22 W. 131.1 feet to an iron pin; thence along the right-of-way of Seaboard Coast Line Railway 149.1 feet to a point; thence running N. 42-20 E. 123.7 feet to a point on the southerly side of Welborn Street; thence along the said Welborn Street S. 47-32 E. 149.0 feet to the point of beginning. Being the same property conveyed by Seaboard Coastline Railway Company in Deed Book 976 at page 583 on June 12, 1973.

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 mortgagee, his heirs, successors and assigns forever.

And the mortgagor does hereby bind itself its successors, or assigns, to warrant and forever defend all and singular the said premises unto the mortgagee, his heirs, successors or assigns, from and against itself, its successors, and all other persons lawfully claiming or to claim the same or any part thereof.

Provided, Always, That if the mortgagor, its successors or assigns, shall pay unto the mortgagee, his executors, administrators, successors or assigns, the sum of money evidenced by the notes herein mentioned, and the interest thereon, and the taxes, insurance premiums and other amounts herein mentioned, at the time and in the manner specified in the notes and herein, then these presents and the estate hereby granted shall cease, determine and be void.

And the mortgagor, for itself, its successors or assigns, hereby covenants with the mortgagee, his executors, administrators, successors and assigns, as follows:

First: That the mortgagor, its successors or assigns, shall insure the mortgaged buildings in such insurance company or companies as may be approved by the mortgagee, his executors, administrators, successors or assigns, in a sum not less than the insurable value thereof, and shall keep the same insured from loss or damage by fire, and shall assign the policy or policies of insurance to the mortgagee, its successors or assigns, and that in case it shall at any time fail or neglect so to do, then the mortgagee, his executors, administrators successors or assigns, may cause the same to be insured in his name, and reimburse himself for the premiums and expenses of such insurance, with interest thereon at the rate shown on the face thereof, payable on the date herein fixed for the payment of interest on the debt, and that same shall stand secured by this mortgage.

Second: That the mortgagor, its successors or assigns, shall pay, as the same may become due, all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case it shall at any time neglect or fail so to do, then the mortgagee, or successors, representatives, or assigns, may pay such taxes and reimburse himself for the same with interest thereon at the rate shown on the face hereof, payable on the same date as the interest on the principal debt secured hereby, and that the same shall stand secured by this mortgage.

Third: That upon default in the payment of any installment of principal or interest, or of any insurance premium, taxes or assessments, or in the performance of any of the requirements contained herein, or of any of the conditions of this mortgage, the mortgagee shall have the right to declare the entire amount of the principal of the debt to be immediately due, and to proceed without notice to enforce the collection of the same, together with interest, attorney's fees, and all other amounts secured hereby.

Fourth: That the holder of this mortgage, in any action to foreclose it, shall be entitled, without regard to the value of the mortgaged premises, or the adequacy of any security for the mortgage debt, to the appointment of a receiver of the rents and profits of the mortgaged premises, and such rents and profits are hereby in the event of any default in the payment of the principal or interest, assigned to the holder of this mortgage.

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