

BEGINNING at a point at the Northwesterly corner of the intersection of East Washington Street and Williams Street and running thence with the Westerly side of Williams Street N. 15-25 W. 409.83 feet, more or less, to a point at the joint corner of the premises herein described and property now or formerly of Jane Cothran; thence in a Westerly direction with the line of said Cothran property at a right angle to Williams Street 138.9 feet, more or less, to a point in the line of property now or formerly of Mrs. A. R. Fair; thence with the line of said Fair property and property now or formerly of Charles E. Quinn, et al., S. 15-25 E. 115.01 feet, more or less, to an iron pin at the joint corner of the premises herein described and said Quinn property; thence continuing with the line of said Quinn property S. 74-59 W. 86.5 feet to an iron pin at the Northeastern terminus of an unnamed 10 foot alley; thence with the eastern terminus of said unnamed 10 foot alley S. 15-08 E. 10 feet, more or less, to an iron pin at the Southeastern terminus of said unnamed 10 foot alley; thence with the Southerly side of said unnamed 10 foot alley S. 74-59 W. 86.5 feet, more or less, to a point on the Easterly side of Manly Street; thence with the Easterly side of Manly Street S. 15-01 E. 188.25 feet, more or less, to a point on the Northerly side of East Washington Street; thence with the Northerly side of East Washington Street as follows: S. 72-34 E. 102.5 feet to an iron pin, thence S. 72-36 E. 102.5 feet to an iron pin and thence N. 68-50 E. 139.5 feet to the point of beginning.

ALSO:

All right, title and interest of the Mortgagor herein in and to:

All that certain piece, parcel or strip of land, 10 feet in width, adjoining the premises hereinabove described, situate, lying and being on the Easterly side of Manly Street in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds:

BEGINNING at a point on the Easterly side of Manly Street at the joint corner of the premises herein described and the Northwesternmost corner of the premises hereinabove described and running thence with the line of the premises hereinabove described N. 74-59 E. 86.5 feet, more or less, to a point; thence continuing with the line of the premises hereinabove described N. 15-08 W. 10 feet, more or less, to an iron pin in the line of property now or formerly of Charles E. Quinn, et al.; thence with the line of said Quinn property approximately S. 74-59 W. 86.5 feet, more or less, to a point on the Easterly side of Manly Street; thence with the Easterly side of Manly Street approximately S. 15-01 E. 10 feet, more or less, to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Harriett Poe Cogswell, et al., dated June 15, 1937, and the identical property conveyed to the mortgagor herein by deed of Mary H. Taylor, dated September 15, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 196 at page 84 and Deed Book 806 at page 118, respectively.

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 Peoples National Bank

The Poinsett Club

its ~~xxxx~~ Successors and Assigns forever, And / do hereby binds itself, its

~~xxxx~~ Successors, Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said Peoples National Bank

its ~~xxxx~~ Successors and Assigns, from and against itself, its

~~xxxx~~ Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The said mortgagor agrees to make payment, as the same shall become due and payable, of all real estate taxes due on the premises hereinabove described and, in the event the mortgagor shall at any time, fail to do

so, then the mortgagee may cause the same to be paid and reimburse itself for any funds so expended under this mortgage with interest.