

PARCEL NO. 1-B: All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the northern side of West Elford Street (formerly Springwood Avenue) in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Elford Street at the southwestern corner of property now or formerly of Griffin, which iron pin is N. 61-13 W. 206.6 feet from the northwestern corner of the intersection of North Main Street and West Elford Street, and running thence with the line of property now or formerly of Griffin N. 19-07 E. 102.3 feet to the line of Parcel No. 1-A hereinabove described; and running thence along the line of Parcel No. 1-A hereinabove described, N. 64-56 W. 10 feet to an iron pin; thence S. 19-07 W. 101.2 feet to an iron pin on the northern side of West Elford Street; thence along the northern side of West Elford Street S. 61-13 E. 10 feet to the point of beginning, less the part obtained by the South Carolina Highway Department for the widening of West Elford Street.

Parcels Nos. 1-A and 1-B above described are the same parcels conveyed to the mortgagor herein by deed of D. O. Dunlap and Mallie B. Dunlap, dated January 3, 1964 and recorded in the RMC Office for Greenville County in Deed Book 739, Page 312.

This mortgage covers only the mortgagor's fee simple interest in the above described real estate and is subject to the terms and conditions of the Lease Agreement covering the property, dated September 1, 1979, by and between R. M. Caine as Lessor and Deean, Inc. as Lessee, short form of which Lease is recorded in the RMC Office for Greenville County in Deed Book 1112, Page 382.

It is the intent of the mortgagor and mortgagee herein that the lien of this mortgage stands of equal rank and priority with the mortgage given by the mortgagor to mortgagee covering the same property dated December 12, 1968 in the principal amount of Sixty-five Thousand Dollars (\$65,000.00) and recorded in said RMC Office in Mortgage Book 1112, Page 106 and a default under either mortgage shall be deemed a default under the other.

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 Southern Bank and Trust Company

its ~~Heirs~~ Successors and Assigns forever, And I do hereby bind my

Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company

its ~~Heirs~~ Successors and Assigns from and against my

Heirs, Executors, Administrators, Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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