

1143-15

and no tenths (275.00') feet to a point shown as "c" on said plat; thence turning and running S 78° 10' W to a point shown as "b" on said plat; thence running S 67° 27' W to a point shown as "a" on said plat; thence turning and running N 25° 11' W for an unspecified distance on said plat to an iron at the base of a 14" Poplar tree; thence turning and running N 40° 42' E for a distance of One Thousand Sixty-Five and no tenths (1,065.00') feet to an iron at a large stone; thence turning and running S 28° 40' E for a distance of Seven Hundred Ninety-Six and seven tenths (796.7') feet to an iron located at the terminus of Short Street; thence running along the eastern right-of-way of Short Street S 28° 00' E for a distance of One Hundred Sixty Two and one tenth (162.1') feet to an iron; thence turning and traversing the twenty-foot right-of-way of Short Street to the point of beginning.

This being the same property conveyed to Edens & McTeer, Inc by Citizens and Southern Realty Corporation by deed dated February 1, 1980, recorded in Deed Book 1120 at page 78.

This conveyance is subject to: (1) Mortgage given by Edens & McTeer, Inc. to Citizens and Southern Realty Corporation for the principal sum of \$235,418.66, recorded in Mortgage Book 1494 at page 867; (2) Mortgage given by Edens & McTeer, Inc. to Citizens and Southern Realty Corporation for the principal sum of \$161,881.34, recorded in Mortgage Book 1494 at page 870; (3) Easements, conditions and restrictions of record including matters appearing on plats of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident to or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs, successors and assigns forever.

And it does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS its hand and seal this 27th day of January, in the year of our Lord One Thousand Nine Hundred and Eighty-One and in the two hundred and Fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
In The Presence of:

EDENS & MCTEER, INC.

Patricia J. Tate  
Kay D. Miller

By: T. L. Brown

Attest: [Signature]

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