

All that certain parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, described as follows:

Commencing at the intersection of the southerly right-of-way line of Pendleton Street and the westerly right-of-way line of Easley Bridge Road, and running thence N 64° 05' W along the southerly right-of-way line of Pendleton Street for a distance of 112.9 feet to an iron pipe; thence S 20° 33' W for a distance of 103.7 feet to an iron pipe; thence S 12° 25' W for a distance of 50.3 feet to an iron pipe on the westerly right-of-way line of Easley Bridge Road; thence N 56° 55' E along the westerly right-of-way line of Easley Bridge Road for a distance of 177.6 feet to the point of beginning.

DESCRIPTION
APPROVED
By Eng. *[Signature]*
By Real Est. *[Signature]*

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee and its successors and assigns in fee simple.

And the said Mortgagor, for himself and his heirs and legal representatives, hereby covenants with said Mortgagee, its successors and assigns, that said Mortgagor is now indefeasibly seized of said land in fee simple, that the said Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for said Mortgagee, its successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all encumbrances; that said Mortgagor, his heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee; its successors and assigns, as may reasonably be required, and that said Mortgagor does hereby fully warrant the title to said land and every part thereof. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Provided, nevertheless, and it is distinctly understood and agreed that this mortgage is intended to secure:

(1) The repayment to the Mortgagee of the indebtedness of the Mortgagor for any and all advances made by the Mortgagee to the Mortgagor hereunder.