

All that certain piece, parcel or tract of land, situate, lying and being near the City of Greenville, Greenville Township, Greenville County, State of South Carolina, between Lee Street and Drayton Avenue (formerly Douglas Avenue) having, according to plat of the property of Southern Bell Telephone and Telegraph Company, prepared by Dalton and Mead, December 20, 1962, recorded in the R.M.C. Office of Greenville County in Plat Book "BB" at Page 89, having the following metes and bounds, courses and distances, to wit: Beginning at the intersection of Lee Street and Front Street and running thence with the Southern side of Front Street North 47°22' East One Hundred and Forty-Nine (149') Feet to an iron pin, on the right-of-way line of Drayton Avenue, this is the Southeastern

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side of said right-of-way; thence South 89°83' East One Hundred Twenty-Eight (128') Feet to an iron pin; thence continuing South 88°15' East Ninety (90') Feet to an iron pin; thence continuing South 87°31' East Fifty-Five and 2/10 (55.2') Feet to an iron pin; thence South 18°07' East Three Hundred Ninety-Two and 4/10 (392.4') Feet to old pin; thence South 46°23' West One Hundred Sixty-Six and 2/10 (166.2') Feet to old pin on the Eastern side of Lee Street; thence on the Eastern side of Lee Street North 44°22' West Five Hundred Forty-Nine and 2/10 (549.2') Feet to the point of beginning, containing Three and 14/100 (3.14 A) Acres, said premises being the same tract of land conveyed to the Mortgagor by Deed recorded in Volume 514 at Page 405; also, any and all rights, title and interest which the Mortgagor may have in any strip of land lying between the Northern line of the above described lot and Drayton Avenue.

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 August Kohn and Company, Incorporated, its successors and assigns forever. And it does hereby bind itself, its successors ~~heirs, executors, administrators~~ and assigns, to warrant and forever defend all and singular the said premises unto the said August Kohn and Company, Incorporated, its successors and assigns from and against it and its successors ~~heirs, executors, administrators~~ and assigns and all others whomsoever lawfully claiming or to claim the same or any part thereof and its successors ~~heirs, executors, administrators~~ and assigns covenant with the mortgagee, its successors and assigns that at and until the ensembling of these presents I was well seized of the above described premises as a good and indefeasible estate in fee simple and have good right to sell and encumber and convey the same, and that the same are free from all encumbrances and liens whatsoever.