

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina being known and designated as Lot No. 3 according to a plat of property of Gower Manufacturing Company to be conveyed to Blue Ridge Corporation, prepared by George T. Bryan, Jr., L. S., dated 8/24/57 and recorded in the R. M. C. Office for Greenville County in Plat Book GG, Page 195, and having according to said plat the following metes and bounds:

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BEGINNING at an iron pin on the eastern side of the right of way of the Furman Hall Road, and the right of way of the P & N Railroad, and running along the right of way of the Furman Hall Road N. 28-25 E. 290

feet to an iron pin at the joint corner of Lots No. 2 and 3; thence along the common line of said lots, S. 58-05 E. 315 feet to an iron pin at the intersection of Lots No. 3 and 6; thence S. 28-25 W. 110.18 feet along the common line of Lots 3 and 6 to an iron pin on the right of way of said P & N Railroad; thence in a southwesterly direction along the line of said right of way of the P & N Railroad 354 feet more or less to an iron pin, the point of beginning.

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 mortgagee, **its** heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.