

of Hubert Street (formerly Franklin Street) and an unnamed street; thence with said unnamed street, S. 26-05 W. 316 feet to an iron pin at Northwest intersection of said unnamed Street and Carolina Avenue; thence along Northerly side of said Avenue (formerly property line of Roberson), N. 56-41 W., 434.5 feet to an iron pin in center of Moore Avenue; thence with center of said Moore Avenue, N. 27-53 E. 329.5 feet to point of beginning.

Being the identical property conveyed to Shepsal Realty Corporation by Jeannette A. Ford and R. A. Ford by deed dated December 17, 1947, and recorded in Deed Book 330, page 352, said R.M.C. Office.

Parcel 2:

All that tract or parcel of land with the buildings and improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, containing 3.8 acres, more or less, and bounded as follows:

BEGINNING at a point at the intersection of the P & N Railway and Hickory Street, and running N. 72-10 E. 491.3 feet to a point; thence N. 18-42 W. 300.0 feet to a point; thence S. 72-10 W. 401.2 feet plus or minus to a point; thence S. 37-15 E. 318 feet plus or minus to point of beginning, and bounded on the South by Hickory Street, on the East by unopened street, on the North by lands of H. B. McCoy and H. C. Helgerson, and on the West by right of way of the P & N Railway; all of which will more fully appear by plat made by Piedmont Engineering Service, of Greenville, South Carolina, November 22, 1947, which said plat is recorded in the Office of the Clerk of Court for Greenwood County, South Carolina, in Plat Book 3, at page 146.

Being the same property conveyed to Shepsal Realty Corporation by deed of H. B. McCoy and H. C. Helgerson dated December 17, 1947, recorded in the office of the Clerk of Court for Greenwood County, S. C., in Deed Book 79, at Page 9.

Together with all and singular the rights, members, mereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, All and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful