

NOW, THEREFORE, in consideration of the premises, and of the sum of Three and No/100 (\$3.00) Dollars, to the party of the first part in hand paid by the party of the second part, and the receipt of which is hereby acknowledged, and, in order to carry out the intention expressed in the premises the said party of the first part has given, granted, bargained, sold, assigned and conveyed unto said party of the second part, its successors and assigns, the following described real estate:

ALL that lot of land situate on the Northeast side of U.S. Highway No. 276 in the Town of Fountain Inn, in Greenville County, South Carolina being shown as a tract of 7.65 acres on a plat of the property of Thomas W. Richardson Estate made by C.O. Riddle, Surveyor, July 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book MMM, Page 118, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of U.S. Highway No. 276 at the South east corner of a 7.36 acre tract shown on said plat and runs thence along the line of the 7.36 acre tract N. 25-15 E. 490.5 feet to an iron pin; thence S. 77-08 E. 567.9 feet to an iron pin; thence along the line of an 11.12 acre tract S. 25-15 W. 696 feet to an iron pin on the Northeast side of U.S. Highway No. 276; thence along the right of way of said highway S. 35-22 W. 15 feet to an iron pin; thence still along the right of way of said highway N. 54-38 W. 560.8 feet to the beginning corner and contain 7.65 acres according to the survey and plat referred to above.

Together with an easement for ingress and egress over that 50 foot wide road extending from the Northwest corner of the above described tract in a Northeasterly direction to McCarter Road as shown on the plat mentioned above. This road is to be used in common with Arthur Tennant Smith, his heirs and assigns and with any person or corporation that may be granted the right to use said road by Arthur Tennant Smith, his heirs and assigns.

This is the same property conveyed to the Mortgagor by deed of Arthur Tennant Smith, dated October 18, 1966, recorded in Deed Book 807 at page 622 in the R.M.C. Office for Greenville County.

This mortgage is second in lien to that held by Southern Bank & Trust Company in the original amount of \$35,000.00 recorded in Mortgage Book 1074 at page 468 and having a current balance of \$_____.

Together with all buildings and improvements located on the above described parcel of land, and all buildings and improvements as shall or may hereafter be placed or constructed on the above described lot or parcel of land during the continuance of this mortgage and before the final payment of the debt secured hereby.