

... and bounded as follows:

All that piece, parcel or lot of land in Greenville County, State of South Carolina situate on the northwestern side of East Georgia Road being shown as a tract containing 75.9 acres on a plat of the property of Frank L. Larkin dated October, 1969, prepared by C. O. Riddle, recorded in Plat Book 30 at Page 169 in the R.M.O. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of East Georgia Road at the southwestern corner of a four acre tract and running thence with said four acre tract N. 59-10 E, 912 feet to an iron pin; thence still with said four acre tract N. 48-02 W, 200 feet to an iron pin in the line of property now or formerly of Donald Sims; thence with Sims property N. 59-10 E, 1260 feet to an iron pin; thence still with the Sims property and with the old run of Peters Creek, the following courses and distances; S. 35-56 E, 492.2 feet, S. 39-40 E, 100 feet, S. 49-35 E, 912 feet, N. 76-45 E, 274.8 feet, N. 83-55 E, 66 feet, S. 55-45 E, 58 feet, S. 36-50 E, 180.6 feet to an iron pin; thence leaving the old run of Peters Creek and running with the line of property now or formerly of Henry M. Lee, S. 33-53 W, 792 feet; thence still with Lee property S. 88-23 W, 99 feet to an iron pin; thence N. 47-59 W, 524.7 feet to an iron pin; thence still with Lee property S. 46-55 W, 912.6 feet to an iron pin on East Georgia Road; thence with East Georgia Road N. 53-20 W, 399.8 feet to an iron pin; thence N. 70-41 W, 585.4 feet to a nail and cap; thence N. 66-41 W, 441.5 feet to an iron pin; thence N. 72-40 W, 155 feet to an iron pin; thence still with said Road N. 48-02 W, 309 feet to the point of beginning.

Also: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, situate on the Northeast side of Richbourg Road and being shown as Lot 26 on a plat of Morningside Subdivision dated December, 1952, prepared by Dalton & Neves and recorded in Plat Book EE at pages 2 and 3 in the RMO Office for Greenville County.

BEGINNING at an iron pin on the Northeast side of Richbourg Road at the joint front corner of Lots 26 and 27 and running thence with Lot 27 N. 43-16 E, 202 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence N. 47-38 W, 125 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with Lot 25 S. 43-16 W, 199.7 feet to an iron pin on Richbourg Road; thence with said lot, S. 46-30 E, 125 feet to the point of Beginning.

This is the same property conveyed to the Grantors by Deed recorded in Deed Book 735 at page 10. This property is conveyed subject to all restrictions, easements and rights of way of record affecting said property.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successor or assigns, the aforesaid indebtedness and all interest and other sums provided for in this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void, otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 18th day of November, 1969

Signed, sealed and Delivered in the presence of: Linda D. Forrester, Donald R. McAllister, Frank L. Larkin (L.S.), Naomi M. Larkin (L.S.)