

lands formerly of grantors herein, now of L.E. McNair, referred to as Middleton Apartments, Inc., a distance of one hundred eighty and four tenths (180.4) feet to a point; and from said point going thence S67° 38'W along lands of L.E. McNair, referred to as Middleton Apartments, Inc., and grantors herein, a distance of four hundred seventy (470) feet to a point on the easterly side of the right-of-way line of Middleton Drive (sometimes referred to as "New Road), thence from said point along the right-of-way line of Middleton Drive (sometimes referred to as "New Road") N25° 59'W, a distance of nine hundred one and four-tenths (901.4) feet to a point being the point of beginning. Being more clearly shown and delineated on a plat thereof by Dalton & Neves, Eng. Co., dated January 18, 1971, bearing legend "Property of Investments Diversified, Limited, et al" and recorded in the R.M.C. Office for Greenville County on February 1, 1971, in Plat Book 4F, Page 60, reference to which said plat is hereby craved for a more full and complete description. SAVING AND excepting that portion of the said premises being triangular in shape and located at the extreme northwest corner of the above described premises at the intersection of the southerly right-of-way line of Wade Hampton Boulevard (US Highway 29) and the easterly right-of-way line of Middleton Drive (referred to as "New Road"), and shown by broken lines on the plat designated "Property of Investments Diversified Limited, et al" by Dalton & Neves Eng. Co. dated January 18, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4F, at Page 60.

TOGETHER with all and singular all fixtures, equipment and other articles of personal property now owned by the Mortgagors and located upon the above described property, or hereafter acquired and located thereon and used in connection with the operation and maintenance of the improvements situate thereon.

TO HAVE AND TO HOLD, the said land and premises, including all house, buildings, improvements and fixtures thereon or to be constructed thereon, with all the rights, privileges and appurtenance thereunto belonging or appertaining to the Mortgagee, its successors and assigns, in fee simple and forever,

And the Mortgagors covenant with the Mortgagee that they are seized of said land and premises in fee and have the right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if the Mortgagors shall pay to the Mortgagees the Note secured hereby in accordance with its terms, together with interest thereon, and any renewal or extensions thereof in whole or in part, and shall comply with all covenants, terms and conditions of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue. If, however, there shall be any default in any of the terms or conditions of the Note secured hereby, or of the terms, conditions or covenants contained in this Mortgage, or in the event of actual or threatened demolition or