

## LEGAL DESCRIPTION

All that lot of land in the State of South Carolina, County of Greenville, north of the City of Greenville containing 3.28 acres according to a plat prepared by Carolina Surveying Co. dated July 1, 1972, entitled "Survey for First Southern Investment Co., Inc." and having, according to said plat, the following metes and bounds, to-wit:

Beginning, for a point of reference, at a nail in cap (n.i.c.) at the point where the northeasterly side of the right of way of Burdine Road intersects with the centerline of Lilly Street, and running thence N39-51W 25 feet to an iron pin on the northerly edge of the right of way of Lilly Street; thence along the northeasterly edge of the right of way of Burdine Road, N39-51W 455 feet to an iron pin, being designated the Point of Beginning (P. O. B.) and running thence along said Burdine Road, N. 39-51 W., 312.5 feet to an iron pin at the joint front corner with property of John M. Burdine; thence along the line of John M. Burdine, N. 50-24 E., 373.1 feet to an iron pin on the line of property of J. L. Quinn Realty Co.; thence along said J. L. Quinn Realty Co. line, S. 63-30 E., 239 feet to an iron pin; thence continuing along said J. L. Quinn Realty Co., line, S. 63-50 E., 65.7 feet to an iron pin; thence along the line of Berea Lions Club property, S. 60-30 W., 143.5 feet to an iron pin; thence continuing along said Berea Lions Club property, S. 39-38 E., 122.5 feet to an iron pin; thence along the line of property of Bessie B. Walker, S. 60-31 W., 360.7 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by separate deeds of John M. Burdine and Bessie B. Walker recorded in Deed Book 931, at page 575 and in Deed Book 931, at page 605, respectively.

ALSO, an easement for the installation and maintenance of a sewer line measuring fifteen feet in width and being described as follows:

BEGINNING at an iron pin at the common corner of property of First Southern Investment Co., Inc. and property of John M. Burdine, said pin being the northerly corner of the tract described above, and running thence through said J. L. Quinn Realty Co. property, N. 32 W., 57.76 feet to a point; thence crossing an existing sewer line N. 58 E., 15 feet to a point; thence S. 32 E., 81.9 feet to a point on the common line of property of J. L. Quinn Realty Co. and First Southern Investment Co., Inc. thence along said common line, N. 63-30 W., 28.3 feet to the point of beginning.

Modification Of Mortgage And Regulatory Agreement Recorded July 31, 1972  
at 11:16 A. M., #3041