

106 feet to the beginning point, being the same property conveyed to the Grantor herein by deed of T. F. Huguenin as Trustee under agreement between John T. Douglas and T. F. Huguenin at Deed Book 625, page 335 and dated September 1, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Book 685, page 396.

ALL that piece, parcel or lot of land being on the southeastern side of Wade Hampton Boulevard, U. S. Highway No. 29, in the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat of property of Francis Realty, Inc., by Dalton & Neves, Engineers, dated August, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, at page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wade Hampton Boulevard (U. S. Highway No. 29), said point being 174.8 feet southwest from the intersection of Dupont Drive and Wade Hampton Boulevard (U.S. Highway No. 29) and running thence along the southeastern side of Wade Hampton Boulevard (U.S. Highway No. 29) S. 45-41 W. 150 feet to an iron pin; thence with the line of property now or formerly of Patrick & Timmons S. 41-50 E. 97.43 feet to an iron pin; thence N. 44-48 E. 85 feet to an iron pin on the eastern side of Gay Street; thence with the eastern side of Gay Street, S. 41-50 E. 76 feet to an iron pin; thence N. 44-48 E. 65 feet to an iron pin; thence N. 41-50 W. 4.8 feet to an iron pin; thence N. 46-31 E. 217.8 feet to an iron pin on the southwestern side of Dupont Drive, said point being 176.2 feet from the intersection of Dupont Drive and Wade Hampton Boulevard (U.S. Highway No. 29); thence with the southwestern side of Dupont Drive, N. 68-48 W. 22.1 feet to an iron pin; thence with the line of property now or formerly of Patrick & Timmons, S. 46-31 W. 207.3 feet to an iron pin; thence still with the line of property of Patrick & Timmons, N. 41-50 W. 150 feet to an iron pin on the southeastern side of Wade Hampton Boulevard (U.S. Highway No. 29), the point of beginning.

Being the same property conveyed to the Grantor herein by Deed of W. R. Timmons and W. T. Patrick, said Deed being recorded in the R.M.C. Office for Greenville County in Deed Book 805, at page 610, and a portion of the property conveyed to the Mortgagor by Deed of record of Hazel M. Fort recorded in the R.M.C. Office for Greenville County in Deed Book 597, at page 482.

It is agreed by the parties hereto that the above described property is subjected to a mortgage given by the Grantor herein to Carolina Federal Savings & Loan Association, said mortgage being dated July 18, 1967, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1063, at page 562.

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.