

LESS AND EXCEPT:

All that certain piece, parcel or tract of land, together with the brick building located thereon, situate, lying and being on the North side of Green Heron Road 324 feet West of its intersection with Woodruff Road (should be from the intersection of the North side of Green Heron Road with the center line of Woodruff Road), in Greenville, South Carolina, as more fully delineated on the plat entitled "Survey for Oxford Industries, Inc., near Greenville, S.C." dated October 10, 1967 by Piedmont Engineers and Architects, a copy of which is recorded in the R.M.C. Office in Greenville County, in Plat Book DDD, page 161.

Said property is more fully described according to said plat as follows:

BEGINNING at a railroad spike on the North side of Green Heron Road 324 feet West of its intersection with Woodruff Road (should be from the intersection of the North side of Green Heron Road with the center line of Woodruff Road), being the POINT OF BEGINNING and continuing thence South 66°0' West along Green Heron Road a distance of 500 feet to a point in the concrete; continuing thence North 22°55' West a distance of 420.8 feet to an iron pipe; continuing thence North 67°02' East a distance of 499.8 feet to an iron pipe; continuing thence South 22° 55' East a distance of 412.2 feet to the POINT OF BEGINNING; be all of the said dimensions a little more or less, and butts and bounds generally to the South on Green Heron Road and on all other sides on property of Oxford Industries, Inc.

Together with the air conditioning, heating and sprinkler system installed in said brick building.

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments, easements, privileges, fixtures and appurtenances to the said land and premises belonging or in anywise incident or appertaining, and also including all mortgagor's rights under any and all leases now existing or hereafter arising, whether recorded or un recorded, of all or any part of said real estate and all rights and powers relating to all or any part thereof or to the use thereof and together with all rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD, all and singular the said premises with the appurtenances thereunto belonging or appertaining unto the mortgagee forever. And mortgagor does hereby bind himself to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee from and against the mortgagor and all other persons lawfully claiming or to claim the same or any part thereof. Now, therefore, if the said mortgagor shall pay or cause to be paid to the said mortgagee said sum set