

PARCEL B:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the northeast side of Laurens Road (also known as U.S. Highway 276) about five miles southeast of the City of Greenville and lying and being in Austin and Butler Townships, Greenville, S. C. and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Laurens Road in the center of Laurel Creek and running thence with the center of said creek, N. 37-23 E. 315.3 feet to a point; thence leaving the said creek and following the center of a branch the following courses and distances: N. 28-52 E. 288.5 feet to a point; N. 29-22 E. 138.3 feet to a point; N. 23-31 E. 400.7 feet to a point; N. 6-16 E. 315.8 feet to a point; N. 14-33 E. 131.5 feet to a point on the northeast edge of said branch; thence N. 25-19 E. crossing the C & WC Railroad 930.6 feet to an iron pin; thence N. 79-12 W. again crossing the C & WC Railroad 1,089.2 feet to an iron pin; thence S. 80-15 W. 725 feet to an iron pin in the center of a 30 foot proposed road; thence with the center of said 30 foot proposed road in a southwesterly direction to a point on the northeastern side of Laurens Road; thence with the northeastern side of Laurens Road, in a southeasterly direction, 1,636.9 feet, more or less to an iron pin in the center of Laurel Creek, the point of beginning.

PARCEL C:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the north side of Jacobs Road (formerly Blassegame Road) containing 6.68 acres, more or less, and having according to a survey of Property of the Estate of B. A. Shirley, made by C. O. Riddle, dated December 17, 1969, the following metes and bounds, to-wit:

BEGINNING at a point in Jacobs Road, joint corner of property now or formerly of Page and running thence N. 28-45 W. 495.2 feet to an iron pin; thence N. 60-48 E. 605.9 feet to an iron pin; corner of property now or formerly of Tyner; thence S. 28-45 E. 500 feet to an iron pin in Jacobs Road; thence with Jacobs Road, S. 61-15 W. 605.9 feet to a point in Jacobs Road, the point of beginning.

TOGETHER with all and singular rights, members hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and is lawfully authorized to sell, convey or encumber the same. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee, for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter under the Loan Agreement dated November 28, 1972, and amended November 30, 1973, by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest