

contained in a Loan Commitment evidenced by a letter dated October 4, 1973, and the Construction Loan Agreement dated and executed as of the date hereof, the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey, and confirm with covenant of General Warranty unto the Mortgagee, its successors and assigns, the land, of which the Mortgagor is now seized and possessed and in actual possession, situate in Greenville County, South Carolina, described as follows, to wit:

All that piece, or parcel or tract of land situate, lying and being in Greenville County, South Carolina, consisting of 9.791 acres on the Eastern side of U.S. Highway 25 (also known as Augusta Road), and on the Southern side of S. C. Route No. 331, on the Northern side of Griffin Drive and being described as follows according to a plat prepared by Piedmont Engineers and Architects, Greenville, S. C. dated October 20, 1973, and having, according to said plat, the following metes and bounds, to-wit:

To find the point or place of beginning, commence at a railroad spike at the intersection of the center line of Flora Louise Drive with the center line of Griffin Drive, and running thence N 84-22 E, 547.96 feet along said center line of Griffin Drive to the true point of beginning; and running thence N 15-23 W, 453.07 feet along a line parallel to and at all points 25 feet eastwardly from the center line of a proposed lead track of the Southern Railway Company, as measured at right angles thereto; thence N 13-37 W 41.15 feet to a point 25 feet eastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 5-50 W 100.00 feet, to a point 25 feet southeastwardly from said center line of a proposed lead track as measured radially thereto; thence N 4-37 E, 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N15-04 E 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 25-31 E 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 35-58 E 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 46-25 E 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 56-52 E 100.00 feet to a point 25 feet southeastwardly from said center line of a proposed lead track, as measured radially thereto; thence N 62-06 E, along a line parallel to and at all points 25 feet southeastwardly from, as measured at right angle to, said center line of a proposed lead track, a distance of 37.0 feet to an iron pin; thence S. 15-25 E., 1117.60 feet to a nail in the center line of Griffin Drive, thence along the center line of Griffin Drive, 482.2 feet to the point of beginning.

TOGETHER with all buildings, structures, fixtures and other improvements now or hereafter located on the above described property, or any part and parcel thereof; and

TOGETHER with all rights, title, and interest of Mortgagor