

BEGINNING at a point on the northern edge of East Washington Street Extension, which point is located a distance of 204.7 feet from the intersection of East Washington Street Extension and Laurens Road, and running thence N 32-54 W 83.9 feet to a point; thence N 66-38 W 147.5 feet to a point; thence N 73-25 W 75.4 feet to a point in the southern right-of-way line of the Seaboard Coastline Railroad (formerly A C L Railroad); thence with said railroad right-of-way N 73-56 E 223.3 feet to a point at the corner of property hereinabove described; thence with the line of the property hereinabove described S 17-18 E 209 feet to a point; thence S 59-58 W 26.5 feet to the point of beginning.

ALSO, all that certain piece, parcel or tract of land together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the north side of East Washington Street Extension, and having the following metes and bounds according to plat entitled "Survey for Lullwater Syndicate, Inc." by Carolina Engineering & Surveying Co. dated September 2, 1969:

BEGINNING at a point on the north side of East Washington Street Extension, which point is in the line of property first above described, and running thence with the line of said property first above described N 72-0 E 323.5 feet to a point; thence S 18-0 E 76.3 feet to a point; thence S 16-15 W 72.3 feet to a point on the north side of East Washington Street Extension; thence with said street N 74-55 W 127 feet to a point; thence continuing with said street N 87-17 W 190.6 feet to the point of beginning.

The above described property is conveyed subject to existing easements, restrictions and rights-of-way upon or affecting said property.

This property is also subject to a first mortgage given by the Grantor herein to J. S. Singletary dated June 30, 1975, which is recorded in Book 1344, at page 321, Public Registry of Greenville, South Carolina.

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 heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. 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:

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