

452.0 feet to a point in the line of property now or formerly owned by the E. E. Dorr Estate; thence with said property line, S. 0-59 E. 324.7 feet to a point; thence S. 89-20 W. 364.45 feet to a point on the eastern side of Duke Power Company right-of-way; thence with the eastern side of said right-of-way, N. 15-46 W. 341.45 feet to the point of beginning.

ALSO, All that certain piece, parcel or strip of land situate, lying and being in the County of Greenville, State of South Carolina and shown and designated as a strip of land approximately 15 feet in width on the southern boundary of 2.76 acre tract of land owned by G & C Realty Company and shown on a revised plat of Berea Industrial Park Area by Carolina Engineering and Surveying Co., recorded in the Greenville County RMC Office in Plat Book LLL at page 71, and having according to said plat, the following metes and bounds, to-wit:

Beginning at the southeastern corner of the 2.76 acre tract of land owned by G & C Realty Co. in the line of property now or formerly owned by E. E. Dorr Estate and running thence with the line of said Dorr Estate property, S. 0-59 E. 15 feet to a point in the line of property now or formerly owned by Union Bleachery; thence with the line of said Union Bleachery property, S. 89-20 W. 360.5 feet to a point on the eastern right-of-way of Duke Power Company; thence with the Power Company right-of-way N. 15-46 W. 15.4 feet to a point at the southwestern corner of the 2.76 acre tract now owned by G & C Realty Co.; thence with the line of said 2.76 acre tract, N. 89-20 E. 364.45 feet to the point of beginning.

ALSO, All that certain piece, parcel or strip of land, situate, lying and being on the southern side of Pinsky Circle in the County of Greenville, State of South Carolina, said strip being 10 feet in width and 98 feet in length, and having the following metes and bounds according to plat entitled "Berea Industrial Park Area" by Carolina Engineering & Surveying Co., revised November 19, 1965, recorded in the Greenville County RMC Office in Plat Book LLL, Page 71.

Beginning at a point at the northeastern corner of a 2.76 acre tract shown on said plat as property of G & C Realty Co., and running thence with the northern boundary line of said G & C Realty Co. property S. 89-09 W. 98 feet to a point; thence turning and running N. 0-59 W. 10 feet to a point on the southern right-of-way of Pinsky Circle; thence with the southern right-of-way of Pinsky Circle N. 89-09 E. 98 feet to a point; thence turning and leaving Pinsky Circle and running S. 0-59 E. 10 feet to the point of beginning at the northeastern corner of said 2.68 acre tract.

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.