

ALL those pieces, parcels or tracts of land situate, lying and being on the northern side of South Carolina Highway No. 14 near the City of Simpsonville, in the County of Greenville, State of South Carolina being known and designated as Tract No. 1 containing 14.32 acres and Tract No. 3 containing 19.39 acres as shown on Plat entitled "Simpsonville Industrial Park" dated February 14, 1975 prepared by Blackwood Associates and having according to said plat the following metes and bounds, to-wit:

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TRACT No. 1: BEGINNING at an iron pin on the western side of Pride Drive which iron pin is located 171.7 feet from the north-western corner of the intersection of Pride Drive and the right of way of South Carolina Highway No. 14 and running thence along property now or formerly of Hillcrest Skating Inc. N. 76-31 W. 410.4 feet to an iron pin; thence N. 0-41 W. 712.0 feet to an iron pin; thence N. 28-17 E. 189.4 feet to an iron pin; thence N. 8-07 E. 350 feet to an iron pin; thence S. 71-51 E. 470.4 feet to an iron pin; thence N. 80-41 E. 5.9 feet to an iron pin at the terminus of Pride Drive; thence with the eastern side of Pride Drive S. 0-46 W. 7.1 feet to an iron pin on the cul-de-sac, near the terminus of Pride Drive; thence with the curve of said cul-de-sac, the chord of which is S. 0-46 W. 86.6 feet to an iron pin; thence continuing with the eastern side of Pride Drive the following courses and distances; S. 0-46 W. 306.6 feet to an iron pin; thence S. 4-20 W. 289.9 feet to an iron pin; thence S. 17-48 W. 116.4 feet to an iron pin; thence S. 20-17 W. 399.9 feet to the point of the beginning.

TRACT NO. 3: BEGINNING at an iron pin on the northern edge of the right of way of South Carolina Highway No. 14 its intersection with Pride Drive and running thence N. 25-16 W. 35 feet to an iron pin on the eastern side of Pride Drive; thence with the eastern side of Pride Drive the following courses and distances; N. 20-17 E. 145.4 feet to an iron pin; thence N. 20-17 E. 401.0 feet to an iron pin; thence N. 17-48 E. 123.4 feet to an iron pin; thence N. 4-20 E. 297.4 feet to an iron pin; thence N. 0-46 E. 308.1 feet to an iron pin on the cul-de-sac of Pride Drive; thence with the curve of the cul-de-sac of Pride Drive, the chord of which is N. 0-46 E. 86.6 feet to an iron pin; thence N. 0-46 E. 16.1 feet to an iron pin in the line of property of Nall and Coleman; thence with the line of Nall and Coleman N. 80-41 E. 443.1 feet to an iron pin in the line of property now or formerly of A. K. Ramsey; thence with the line of Ramsey S. 9-18 E. 642 feet to an iron pin; thence S. 9-34 W. 1033.6 feet to an iron pin on the northern edge of the right of way of South Carolina Highway No. 14; thence with the northern edge of said right of way N. 70-49 W. 645.0 feet to the point of beginning.

Together with an easement over Pride Drive as shown on the Plat referred to hereinabove, such easement being for the purpose of ingress to, and egress from, and is appurtenant to, the premises mortgaged herein to the mortgagee and its successors and assigns.

The mortgagee herein agrees to release from the lien of the within mortgage, at the request of the mortgagor and without advance payment hereunder, a certain tract containing five (5) acres, more or less, being the southern portion of Tract 3 described herein and having a frontage along Highway No. 14 of 645 feet and a depth of no more than 375 feet.

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