

pin found in the southeasterly right-of-way margin of Old Buncombe Road; thence running along said southeasterly right-of-way margin of said Road the following three (3) courses and distances: (1) North 15-59 East 620 feet to an iron pin found, (2) North 17-09 East 268.22 feet to an iron pin found, and (3) North 15-24 East 98.20 feet to a point; thence running along the intersection of the southeasterly right-of-way margin of said Old Buncombe Road with the southwesterly right-of-way margin of said Old U.S. Highway #25/South Carolina Highway #276 the following two (2) courses and distances: (1) North 73-16 East 58.01 feet to a point, and (2) South 68-20 East 51.55 feet to a point on the southwesterly right-of-way margin of said Old U.S. Highway #25/South Carolina Highway #276; thence along the southwesterly right-of-way margin of said Old U.S. Highway #25/ South Carolina Highway #276 the following seven (7) courses and distances: (1) South 22-42 East 96.90 feet to an iron pin found, (2) South 26-40 East 100.40 feet to an iron pin found, (3) South 32-10 East 100.25 feet to an iron pin found, (4) South 33-28 East 100.15 feet to an iron pin found, (5) South 36-08 East 100.20 feet to an iron pin found, (6) South 38-29 East 199.00 feet to a concrete right-of-way monument, and (7) South 38-13 East 323.76 feet to an iron pin found at the POINT AND PLACE OF BEGINNING, containing 15.196 acres as shown on a plat of survey made by Piedmont Engineers, Architects & Planners, entitled "Taylor & Mathis III University Square" certified by James D. Crain, Registered Land Surveyor and dated July 19, 1975.

TOGETHER with all of the right, title and interest of the Mortgagor in and to a small triangular parcel lying North of the above-described tract of land in the intersection of Old Buncombe Road and Old U.S. Highway #25/South Carolina Highway #276, with title to such triangular parcel being hereby specifically excluded from the warranty of this mortgage.

This is the same property conveyed to Mortgagor herein by deed recorded in the RMC Office for Greenville County, S.C. in Deed Book 1039, at Page 48. Said deed being from Taylor & Mathis III and recorded herewith, on July 2, 1976.

This is a second mortgage being junior in lien to a first mortgage given by Taylor & Mathis III to Carolina-Connecticut Properties, Inc. in the principal amount of 170,625.00, recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1350, at Page 476 and assigned to Cameron-Brown Company.



TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said FIRST NATIONAL BANK OF SOUTH CAROLINA, its Successors,  
 Heirs and Assigns forever. And I do hereby bind myself and  
 my Heirs, Executors and Administrators to warrant and forever defend all and singular  
 the said Premises unto the said FIRST NATIONAL BANK OF SOUTH CAROLINA, its Successors,  
 Heirs and Assigns, from and against me and my  
 Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to  
 claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than  
 NOT APPLICABLE Dollars  
 in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or  
 damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that  
 the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be  
 insured in

name and reimburse  
 for the premium and expense of such insurance under this mortgage, with interest.