

33 feet to an iron pin, and S. 89-54 E. 31.8 feet to the point of beginning.

PARCEL NO. 13

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, on the northern edge of Tollgate Court, being shown and designated as Lot No. 35 on a plat entitled "The Cedars", dated November 21, 1974, and recorded November 22, 1974, in Greenville County Plat Book 4-X at Page 93, and being further described according to said plat by the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Tollgate Court, at the joint front corner with Lot 36 and running thence with the joint line of said lots, N. 23-38 W. 146.3 feet to a point on the line of property now or formerly belonging to the mortgagor herein; thence with the line of said property, S. 76-40 W. 95 feet to a point at the joint rear corner with Lot 34; thence with the joint line of Lot 34, S. 33-55 E. 160.7 feet to a point on the northern edge of Tollgate Court; thence with the northern edge of Tollgate Court, N. 71-21 E. 65 feet to the point of beginning.

This being the same property conveyed to Werber Co., Inc. by deed of The South Carolina National Bank, dated October 6, 1977 and recorded in the Greenville County RMC Office on October 6, 1977 in Deed Book 1066 at Page 333.

The properties recited hereinabove are subject to any and all utility easements and/or rights of way of record, or as may appear from a physical inspection of the property; rights vested in the County of Greenville and/or its subsidiaries or assigns for the purpose of maintaining public utilities and/or rights of way, to include sanitary sewage facilities, streets and sidewalks together with rights of ways that may be appurtenant therewith (whether or not of record); deed restrictions and restrictive covenants as may appear of record; zoning ordinances; set back lines and proposed roadways, as may appear of record or as may appear from a physical inspection of the properties; rights of third parties in and to the property as may appear of record or as may appear from a physical inspection thereof; easements for the public good, to include rights of ingress and egress and such other rights as may appear of record (whether by ordinance regulation or otherwise); and any discrepancies in the metes and bounds for any of the properties in question that may be revealed by an up-to-date survey.

The properties recited hereinabove are also subject to any and all rights of riparian owners, if any there be, and any claim which the State of South Carolina or the United States of America may have in and to the bed of any river, stream or other body of water.

The properties recited hereinabove are also subject to the rights of redemption of the United States of America pursuant to 28 U.S.C.A., §2410(c).

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