

Beginning at an iron pin at the corner of other property of grantor herein which iron pin is located 495 feet, more or less N. 53-04 E., from center line of Hunter Road, and running thence with other property of grantor herein N. 37-47W., 194.5 feet to an iron pine; thence N. 52-13 E., 225.0 feet to an old iron pin in line of property, now or formerly, of Ruby Vaughn; thence with said Vaughn line S. 28-11 E., 200.2 feet to old iron pin; thence with line of other property of grantor herein S. 53-04 W., 191.6 feet to the beginning corner, containing according to said plat 0.938 acres, more or less.

ALSO: a right of way from Hunter Road (S-23-349) to the above referred to plat, said right of way having such metes and bounds as shown on plat of 20 feet road R.O.W. (proposed), prepared by Fulton Vandiver Clinkscales, Jr., R.L.S., dated September 13, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 6J, at page 33, reference thereto being craved for a more particular description.

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 Becker Communications Associates, an Illinois Limited Partnership, its successors and assigns forever.

AND the said Teleview Cablevision Associates, A South Carolina Limited Partnership, does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said Becker Communications Associates, An Illinois Limited Partnership, its successors and assigns, from and against itself and its successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED by and between the said parties that if the Mortgagor, its successors or assigns, shall fail to pay all taxes and assessments upon the said premises when the same first shall become payable, then the said Mortgagee, its successors and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

