

bargained, sold and released and by these presents does grant, bargain,
sell and release unto the Mortgagee, the Mortgagee's heirs and assigns:

ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Mauldin Road, in the County of Greenville, State of South Carolina containing 12.69 acres and having the following metes and bounds according to plat entitled "Property of A. E. Johnston, Jr." by Dalton and Neves Engineers dated December, 1973, revised November, 1976:

BEGINNING at an old iron pin at the point of the intersection of the northern right of way line of Mauldin Road with the northwestern right of way line of Cavalier Drive and running thence N. 16-49 W. 1,245.5 feet to an iron pin in the line of property of Greater Greenville Sewer Authority; thence with the line of said Sewer Authority property S. 88-14 W. 674.4 feet to a point in the line of a 7.41 acre tract also owned by the Mortgagor herein; thence with the line of said 7.41 acre tract S. 24-21 E. 318.5 feet to a pin; thence S. 25-34 E. 58 feet to a pin; thence S. 30-11 E. 78.3 feet to a pin; thence S. 35-00 E. 81.5 feet to a pin; thence S. 38-20 E. 73.6 feet to a pin; thence S. 43-57 E. 79.8 feet to a pin; thence S. 48-51 E. 83 feet to a pin; thence S. 52-06 E. 75.6 feet to a pin; thence S. 56-31 E. 74.3 feet to a pin; thence S. 62-38 E. 83.3 feet to a pin; thence S. 66-39 E. 80.9 feet to a pin; thence S. 5-02 W. 272.3 feet to a pin on the northern right of way of Mauldin Road; thence with said right of way S. 74-09 E. 100.4 feet to a pin; thence S. 73-52 E. 248 feet to an old iron pin at the point of Beginning and being a portion of the property conveyed to the Mortgagor by deed of A. E. Johnston, Jr. recorded December 21, 1973 in deed book 991, page 200 and all of the property conveyed to the Mortgagor by deed of A. E. Johnston, Jr. recorded December 21, 1973 in deed book 991, page 199.

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.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

(a) Upon request of the Mortgagor, to release from the lien of this mortgage a percentage of the total land area of 12.69 acres equal to the percentage of the total remaining note balance of \$70,000.00 which has been paid in cash and received by the Mortgagee at the time or times the release request is made.

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