

BEGINNING at a nail in bottle cap at the corner of the intersection of U. S. Highway No. 29 and Watson Road and running thence along the edge of the right of way of U. S. Highway No. 29, S. 24-29 W. 224.98 feet to a nail in bottle cap; thence turning and running N. 46-01 W. 172.88 feet to a point; thence turning and running N. 29-23 W. 260.5 feet to the center of Marrow Bone Creek; thence down the meanderings of said Marrow Bone Creek, the traverse of which is N. 76-08 E. 372.04 feet to a reinforced concrete pipe; thence running along the edge of the right of way of Watson Road S. 9-55 E. 280.5 feet to a nail in bottle cap, the point of beginning.

This property is mortgaged subject to any and all easements, rights of way, restrictions and other encumbrances of record.

The above described property herein mortgaged is the same conveyed to Mortgagor by Mortgagee by deed of even date herewith, recorded in the Office of the R.M.C. for Greenville County in Deed Book 1152 at Page 928.

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

TO HAVE AND TO HOLD all and singular the said premises unto said STAR ENTERPRISES, INC., its successors and assigns forever.

And the Mortgagor does hereby bind himself, his heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against Mortgagor, his heirs and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto Mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of said Note, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that the Mortgagor shall hold and enjoy the said premises until default of payment shall be made.