

and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southeastern corner of South Main Street and East McBee Avenue and having the following metes and bounds, to wit:

BEGINNING at the point of intersection of the eastern right-of-way of South Main Street with the southern right-of-way of East McBee Avenue and running thence with the southern right-of-way of East McBee Avenue, S. 70-20 E. 121 feet 5 inches to a point; thence leaving East McBee Avenue and running N. 20-49 E. 55 feet 7 inches to a point; thence running N. 70-01 W. 120 feet 9.5 inches to a point on the eastern right-of-way of South Main Street; thence with said street right-of-way, N. 20-39 E. 55 feet to the point of beginning and being the same property conveyed to the Mortgagor herein by deed of South Carolina National Bank as Trustee under the Wills of Henry T. Mills and Nelle West Mills, dated April 15, 1982 to be recorded herewith.

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 and said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.