

ALL that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the South side of Cleveland Street, and having the following metes and bounds according to a plat of "Property of Marjorie G. Wilson," dated June 19, 1964, prepared by C. O. Riddle, R.L.S.:

BEGINNING at an iron pin on the South side of Cleveland Street, which point is S. 86-33 W. 152.4 feet on Southwest corner of the intersection of Cleveland Street and Pineforest Drive, and running thence along the South side of Cleveland Street S. 86-33 W. 90 feet, more or less, to corner of lot now or formerly of Joe Piper; thence with the line of Piper lot S. 0-16 E. 183.6 feet to the point in line of Rabb property; thence with the line of last mentioned property N. 89-58 E. 80 feet to a pin; thence N. 2-42 E. 189.2 feet to the beginning corner.

This is the same property conveyed to Mortgagor by Mortgagee by deed dated January 11, 1983 and recorded in Volume 1180 Book 708 on January 14, 1983.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such 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 he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance whatsoever. The Mortgagor further binds himself and his heirs, executors, administrators, and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, his heirs, executors, administrators and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.