

Broadmoor Subdivision as shown by plat thereof made by Piedmont Engineering Service and recorded in the RMC Office for Greenville County in Plat Book RR at Page 47; and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Holmsby Lane, corner of Lot 18, and running thence with the eastern side of Holmsby Lane, N.3-30W. 105.0 feet to an iron pin at corner of Lot 20; thence N.87-33W. 167.2 feet to an iron pin; thence S.1-16W. 80.0 feet to an iron pin; thence S.83-41W. 160 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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 Mortgagor further covenants and agrees as follows:

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