

further sum of Three Dollars and No/100ths (\$3.00) Dollars, to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in Greenville County, South Carolina, lying on the western side of Haywood Road and being shown on a plat of survey for Nick Theodore & M. A. Goldsmith & P. S. Goldsmith dated April 5, 1983, and prepared by Carolina Surveying Company, to be recorded.

This parcel is described by metes and bounds as follows:

BEGINNING at a point on the western side of Haywood Road, which point lies 825 feet, more or less, N 14-29 E from the intersection of Haywood Road and Transit Drive and running thence with other property of Walter W. Goldsmith and the mortgagors, N 75-31 W 263.1 feet to an iron pin; thence with Jimmy Doolittle Road N 14-25 E 200 feet to an iron pin at the joint corner of this property and property of Walter W. Goldsmith; thence S 75-31 E 263.4 feet to an iron pin on the western side of Haywood Road; thence S 14-29 W 200 feet to the point of beginning.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its 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 lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds itself and its 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, its 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 it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided;