

County of Greenville, State of South Carolina, and having according to a survey of the property of Sarah D. Spann made by Dalton & Neves, Engineers, dated September 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-C, Page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwesterly corner of the intersection of East Coffee Street and North Spring Street and running thence along the southerly edge of East Coffee Street, N. 71-10 W. 107.8 feet to an iron pin, corner of property now or formerly belonging to the C. O. Allen Estate; thence turning and running with the line of the Allen Estate property, S. 20-53 W. 122.2 feet to an iron pin; thence turning and continuing with the line of the Allen Estate property, S. 70-50 E. 107.8 feet to an iron pin on the westerly edge of North Spring Street; thence turning and running with the westerly edge of North Spring Street, N. 20-57 E. 122.85 feet to the point of beginning.

LESS, HOWEVER, approximately 4,500 square feet, more or less, acquired by the State Highway Department in connection with the widening of Spring Street, known as Road No. S-76, between McBee Avenue and Beattie Street, Greenville, South Carolina, File No. 23.649.

3. All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets, airconditioning, plumbing and heating fixtures, mirrors, mantels, and all property of any nature whatsoever now or hereafter situate on the premises or intended to be used in connection with the operation thereof which shall be deemed to be fixtures and annexation to the leasehold and a part of the realty as between the parties hereto.

The above described properties are the same properties acquired by the Mortgagor herein by assignment of leases from American Federal Bank, F.S.B. dated March 30, 1984, to be recorded herewith.

RECORDED MAR 30 1984 at 12:12 P.M.

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