

This being the same property conveyed unto the Mortgagors by deed of O-S Lumber Company, a S.C. partnership, executed and recorded of even date herewith in the RMC Office for Greenville County, South Carolina in Deed Book 1216 , at Page 813 .

ALSO

ALL that piece, parcel or lot of land according to a plat prepared in March, 1984, by Clifford C. Jones and having according to said plat the following metes and bounds, to-wit:

BEGINNING on Oeland Drive at the northwest corner of subject property and a twenty foot easement designated, water main and running thence with said easement, N. 62-28 E. 72 feet; thence S. 27-51 E. 84 feet to the right of way of the original road; thence continuing S. 29-16 E. 20.17 feet to the center line of the original road; thence S. 68-22 W. along said center line, 71.32 feet to Oeland Drive; thence along Oeland Drive, N. 29-16 W. 20.17 feet to the original road line; thence continuing along Oeland Drive, N. 28-43 W. 76.60 feet to the beginning corner.

This being the same property conveyed unto the Mortgagors by deed of Ernest Eugene Oeland and James S. Simpson, executed and recorded of even date herewith in the RMC Office for Greenville County, South Carolina in Deed Book 1216 , at Page 811 .

ALSO

INCLUDING all easements for maintaining and servicing the airconditioning equipment as well as the line from the oil tank to the furnace owned by the mortgagor.

Together with all and singular rights, members, herditaments, 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.

VOL 1672 PAGE 82

ER 505

4328-172