

Beginning at an iron pin on the right-of-way of U.S. Highway No. 20 running thence S. 68-29 W. 222.4 feet to an iron pin; thence N. 29-45 W. 116.51 feet to an iron pin; thence N. 65-19 E. 245.4 feet to an iron pin on the right-of-way of U.S. Highway 20; thence along said Highway S. 18-53 E. 129.0 feet to an iron pin the point of the beginning.

Also an easement to the Grantee, their heirs and assigns upon and over that portion of an existing driveway as shown on plat prepared by Kermit T. Gould entitled, "Property of Charles A and Jewel H. Buckner, dated July 6, 1984 recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10W at Page 42, for the sole purpose of ingress and egress by a foot or vehicular traffic constituting the way from U.S. Highway No. 20 to the residence on the property heretofore conveyed unto Grantors as shown on said plat. It is distinctly agreed and understood, however, that the easement thus granted is not an exclusive easement in Grantors, but is subject to the equal right on the part of the Grantors herein, their heirs and executors, administrators and assigns off ingress and egress.

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This easement shall extend along the northeastern side of Grantees property running thence from an iron pin in right-of-way of U.S. Highway 20 a distance of 245.4 feet.

This being the same property conveyed unto the Grantors by deed of Charles A. Buckner and Jewel H. Buckner executed and recorded in the RMC Office for Greenville County, South Carolina of even date herewith.

If all or any part of the property or interest therein is sold or transferred, excluding a transfer by devise, decent or operation of law Mortgagee may at its option declare all the sums secured by this mortgage to be due and payable.

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.

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