

It is expressly understood and agreed that the within conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way of record, if any, affecting the premises hereinabove described and to the lien of real estate mortgage executed in favor of Prudential Insurance Company of America, dated May 22, 1954, in the original principal sum of \$8,550.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 597 at page 85. The Grantee herein assumes and agrees to pay the balance due on that certain mortgage in favor of Southern Bank and Trust Company, dated October 21, 1968, in the original principal sum of \$40,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1109 at page 369; the principal balance due on this mortgage being \$30,045.37.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said

THE PIER, INC., Its Successors and Assigns forever.