

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of One Hundred twenty-four Thousand and no/100 (\$124,000.00) Dollars, to me paid by the said Franklin Properties, Inc.

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said Franklin Properties, Inc.:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, being property formerly known as McCall Manufacturing Company property and having the following metes and bounds, to-wit:

BEGINNING at the southwestern corner of the intersection of Mulberry Street and McCall Avenue and running thence along McCall Avenue in a northwesterly direction 562 feet, more or less, to the intersection of McCall Avenue and South Avenue; thence along South Avenue and following the curvature thereof in a southwesterly direction 525 feet more or less, to a wire fence; thence along the wire fence, in a southeasterly direction 650 feet, more or less, to an iron pin in the line of property of Greer Lumber Company, Inc.; thence along the line of Greer Lumber Company, Inc., in a northeasterly direction 200 feet more or less, to a point in the southern side of Franklin Place in a northwesterly direction, 225 feet, more or less, to Mulberry Street; thence along the western side of Mulberry Street, in a northerly direction, 150 feet, more or less, to the beginning corner.

This property is identified on the Greenville County Tax Block Book as Sheet G-24, Block 6, Lot 1.

LESS, HOWEVER, such portion of the above-described property as was conveyed to the Greer Lumber Company by Deed recorded in Deed Book 845, Page 599 in the R.M.C. Office for Greenville County.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 889, Page 289.

(Note: Also see accompanying deed from First Piedmont Bank and Trust Company, assignor, recorded in Deed Book 701 at page 12 in the R.M.C. Office for Greenville County, South Carolina.)