

acknowledged, has granted, bargained, sold, released, assigned, transferred and delivered, and by these presents does grant, bargain, sell, release, assign, transfer and deliver unto the Mortgagee, its successors and assigns, that certain piece or parcel of land situate, lying and being in the City of Greenville, Greenville Township, County of Greenville, State of South Carolina, and more particularly described as follows to-wit:

BEGINNING at an iron pin in the North side of Cleveland Street, said pin being at point of original purchase of Veterans Administration and corner of St. Matthew Methodist Church property; thence along said Church property, North 32°48' East 799.7 feet to iron pin on the South side of Partridge Lane; thence South 57°12' East 100 feet; thence South 32°48' West 807 feet to iron pin on the Northern side of Cleveland Street; thence with the Northern side of Cleveland Street, North 51°44' West 100.4 feet to the beginning corner, containing 1.84 acres, more or less.

SUBJECT, HOWEVER, to all existing easements, licenses and rights-of-way for streets, roads, highways, railroads, pipelines and public utilities.

The property above described is the same property as that this day conveyed to the Mortgagor by the Mortgagee by deed delivered and intended to be recorded simultaneously herewith, and this mortgage is given to secure the unpaid portion of the purchase price for said property and is hereby declared to be a Purchase Money Mortgage.

This Mortgage is expressly made subject, however, to all of the exceptions and reservations set forth in the said deed of the Mortgagee to the Mortgagor.

TO HAVE AND TO HOLD all and singular the said premises, unto the Mortgagee, its successors and assigns forever, and the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor, its successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor shall well and truly pay, or cause to be paid, unto the Mortgagee, its successors and assigns, the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions and covenants according to the true intent of said Note and this Mortgage, then this Mortgage shall cease, determine and be utterly null and void; otherwise it shall remain in full force and effect.