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Carolina, known as 1719 Gervais Street and being shown and delineated as parcel No. 1 on a plat of the property of John M. Hendley by William Wingfield, R.S., dated March 8, 1961, to be recorded in the office of the Clerk of Court for Richland County, being "L" shaped and more particularly described and bounded as follows: Commencing at an iron on the North side of Gervais Street one hundred three and four-tenths (103.4') feet West of the intersection of Barnwell and Gervais Streets, running thence in a westerly direction along the North side of Gervais Street a distance of fifty-three and five-tenths (53.5') feet to an iron; thence turning and running in a northerly direction along property now or formerly of the Dogwood Company, Inc., a distance of two hundred ten (210') feet to an iron; thence turning and running in a westerly direction along property of said Dogwood Company, Inc. a distance of fifty-two and two-tenths (52.2') feet to an iron; thence turning and running in an easterly direction along parcel No. 2 on said plat a distance of one hundred six and two-tenths (106.2') feet to an iron; thence turning and running in a southerly direction along parcel No. 2 a distance of fifty-one and two-tenths (51.2') feet to an iron; thence continuing in a southerly direction along property of Bumgardner, property now or formerly of Thompson, and property of Wesley Methodist Church two hundred nine and two-tenths (209.2') feet to the point of commencement. This being the same property heretofore conveyed to the mortgagor by John M. Hendley by deed dated April 4, 1961 and recorded in Deed Book 298 at page 237 in the office of the Clerk of Court for Richland County on April 24, 1961.

TO HAVE AND TO HOLD the aforesaid real property to the party of the second part, its successors and assigns forever.

And the party of the first part does hereby expressly covenant and warrant unto the party of the second part that the said real property is unencumbered, with the exception of a mortgage dated April 25, 1961 covering the above described real estate to Security Federal Savings & Loan Association, recorded in Mortgage Book 395 at page 276, and that the party of the first part is the sole owner thereof without any claim thereto, right or interest therein, on the part of any other person whosoever.

The party of the first part does further covenant that it will not create or permit to accrue any debt, lien or charge which will be prior to, or on a parity with, the lien of this mortgage upon the property conveyed hereunder and further agrees to comply with all the statutes, ordinances and regulations imposed by any governmental authority with respect to the property hereby conveyed.

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