

acres, more or less, as per plat of same made by W. A. Hudson on December 8, 1905, and filed in the Office of the Clerk of Court for Greenville County, South Carolina in Judgment Roll 2486.

LESS HOWEVER, 7.75 acres, more or less, on Agnew Road (formerly Viewpoint Drive) and Long Branch previously conveyed to Duke Power Company and described in deed recorded in the Greenville County R. M. C. Office in Deed Book 202, Page 394.

ALSO, LESS those portions of the above described property within the present rights-of-way of South Carolina Highway No. 253 and Agnew Road.

LESS ALSO, that portion of the above described property lying south of Long Branch and west of South Carolina Highway No. 253, containing 45.40 acres as shown on plat entitled "Survey for Greenville County Recreation Commission" by Piedmont Engineers and Architects dated August 22, 1969, a copy of which plat is to be recorded in the Greenville County R. M. C. Office, in plat book UUU page 107.

ALSO, ALL that certain piece, parcel or tract of land containing twenty (20) acres, situate, lying and being on the southeastern side of Grove Road in Greenville County, South Carolina, and being described as follows:

Said twenty (20) acre tract has a frontage along the southeastern side of Grove Road of approximately 900 feet, and is bounded on the north by property of the Greenville County Hospital System, the boundary line between the hospital property and the property herein conveyed being a creek; being bounded on the south by property of Chapman, et al; and on the east by other property of the mortgagor herein; said twenty (20) acre tract is the westernmost portion of a tract containing 154 acres, more or less, as shown on a compiled plat entitled "Chanticleer Real Estate Co. and F. H. Earle Estate" prepared by Webb Surveying and Mapping Co. dated July, 1968.

It is the intention of the parties that the northern and southern boundary lines of the property herein conveyed shall extend back from Grove Road to a depth sufficient to constitute 20 acres, and it is understood and agreed that the mortgagor herein may cause a plat to be prepared by a Registered Land Surveyor establishing the rear or easternmost boundary line of said 20 acre tract and the line as established by such survey, plat of which survey shall be recorded in the Greenville County R. M. C. Office, shall be and become the rear or easternmost boundary line of property herein conveyed and shall be binding and conclusive on the parties hereto.

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 said premises unto the said mortgagee, their heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.