

iron pin at the joint corner of Tracts 2 and 3; thence with the center of said Road, N. 35-50 E. 187 feet to an iron pin; thence N. 39-55 E. 419 feet to an iron pin in the center of a bridge on Mauldin Road; thence following the meanders of the branch, the center of which is the line, the traverse line thereof being the following courses and distances: N. 73-40 W. 83 feet; S. 87-30 W. 63 feet; N. 47-10 W. 86 feet; N. 43 W. 53 feet; N. 30-45 W. 92 feet; N. 51 W. 58 feet; N. 77-15 W. 84 feet; N. 30-50 W. 59 feet; N. 40-40 W. 74 feet; N. 83-30 W. 54 feet; N. 78 W. 67 feet; N. 58 W. 88 feet; N. 45 W. 104 feet; N. 2-15 W. 51 feet; N. 45-45 W. 78 feet thence following the meanders of a smaller branch, the center of which is the line, and the traverse line of which is N. 65 W. 83 feet to an iron pin; thence continuing N. 31-20 W. 49 feet to an old iron pin; thence S. 81-45 W. 491.7 feet to an iron pin in the joint rear corner in Tracts 1 and 2, the point of beginning, containing 84.72 acres, more or less.

Less, however, the property heretofore conveyed for the rights-of-way for the New Woodruff Road (State Highway 146) and the Old Woodruff Road.

ALSO:

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, near Greenville, South Carolina according to sketch of Property of Harold McKinney made by Piedmont Engineering Service, June, 1960, and having, according to survey made by Dalton & Neves, Engineers, September, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast edge of the right-of-way of Interstate 85 at the corner of other property of John D. Hollingsworth and runs thence along the southeast edge of a Frontage Road, N. 60-45 E. 95 feet to an iron pin, and still along the curve of said Frontage Road (the chord being N. 62-55 E. 249 feet) to an iron pin; thence still along said Frontage Road, N. 68-29 E. 143.5 feet to an iron pin; thence with the curve of said Frontage Road (the chord being N. 78-31 E. 142 feet) to an iron pin; thence still along said Frontage Road, N. 88-13 E. 131.4 feet to an iron pin; thence still along said Road, S. 86-41 E. 60 feet to an iron pin; thence leaving said Road and running S. 24-35 E. 10 feet to an iron pin; thence along line of other property of John D. Hollingsworth S. 73-16 W. 806.8 feet to an iron pin, the beginning corner.

TOGETHER with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and is lawfully authorized to sell, convey or encumber the same, The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee, for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter under the Loan Agreement dated November 28, 1972, and amended November 30, 1973 by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest