

BEGINNING at the southwestern corner of the lot herein described and land now or formerly owned by Ansel Snipes, said corner being located 35 feet from the southwestern intersection of Main Street N74-30W for a distance of 40 feet to a corner; thence N12-29E for a distance of 95.5 feet along the property line of lands now or formerly owned by James L. Blackston to a corner located on the southern side of a 10 foot alley; thence S74-30E for a distance of 40 feet to a corner; thence along the center of a concrete wall forming the easternmost portion of the building located on this property S12-29W for a distance of 95.5 feet to the point of BEGINNING, said lot being bounded on the north by said 10 foot alley; bounded on the east by lands of J. Ansel Snipes; bounded on the south by Main Street; and bounded on the west by lands now or formerly owned by James Blackston. This said lot of land being more fully described on plat made by J. Coke Smith, dated July 26, 1946 and being duly recorded in the office of the Clerk of Court for Anderson County, South Carolina and being all of Lot No. 3 and the western 15 feet of Lot No. 2 on the subdivision of Mrs. L. Whitmire property by T. T. Linder, Surveyor, dated September, 1925, duly recorded in the Clerk's office aforesaid in Plat Book 9, at page 134, and this being all those two parcels of land conveyed unto Mrs. Fannie B. Welborn by deed of B. A. Guthrie dated January 31, 1936 duly recorded in the Clerk's office aforesaid in Deed Book 8-A, page 628, LESS EXEMPTING therefrom the easternmost 10 feet of Lot No. 2 which was conveyed by Mrs. Fannie B. Welborn unto J. Ansel Snipes by deed dated February 5, 1949, duly recorded in the Clerk's office aforesaid

which has the address of 66 Main Street, Piedmont, S. C. and Main Street, Williamson...

S. C. (herein "Property Address");

[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

in Deed Book 11-B, page 406 and 1/2 undivided interest was also conveyed in the above-mentioned deed to J. Ansel Snipes in and to the concrete wall situated on the common boundary of the premises between J. Ansel Snipes and Mrs. Fannie Welborn, and giving the right to J. Ansel Snipes, his heirs and assigns to join in the use of said wall in the construction of a building or buildings at such time as he may elect without additional compensation. It being understood that this conveyance is made subject to the rights that J. Ansel Snipes, his heirs and assigns, have in the easternmost wall located on the above-described premises. LESS ALSO that certain strip of land which was conveyed by Fannie J. Welborn to J. L. Blackston by deed dated June 27, 1958 recorded in the Clerk's office aforesaid in Deed Book 11-K, page 536 wherein said Fannie Welborn conveyed the land lying to the west of the wall of her building located on Lot No. 3 on plat hereinabove mentioned, reference being made to the said deed.

THIS IS THE IDENTICAL PROPERTY conveyed to Lloyd G. Jones and Dorothy C. Jones by deed of M. J. Cooper dated August 6, 1969, recorded in Deed Book 16-D, page 245 in the office of the Clerk of Court for Anderson County, South Carolina.

BOOK 1502 PAGE 327

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