

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the Northeastern side of the right-of-way for Augusta Street, in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated on plat entitled compiled for Murray & McMullen, A South Carolina General Partnership, dated March 3, 1988, prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County, S.C. in Plat Book 15-F, Page 48, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern right-of-way for Augusta Street, at the joint front corner of the premises herein described and property designated as Pt. Lot 96, and running thence with the line of property designated as Pt. Lot 96, N. 33-13 E. 304.3 feet to an iron pin on Cromwell Avenue; thence with the Southwestern side of Cromwell Avenue, S. 54-02 E. 14.15 feet to an iron pin in the line of Lot 88; thence with the line of Lot 88, and continuing with the line of Lots 89 and 90, S. 0-02 E. 140.5 feet to an iron pin in the line of Lot 90; thence with the line of Lot 90, and continuing with the line of Lot 91, S. 47-07 E. 85.0 feet to an iron pin at the joint rear corner of the premises herein described and Lot 94; thence with the line of Lot 94, S. 43-50 W. 199.4 feet to an iron pin on the Northeastern right-of-way for Augusta Street; thence with the Northeastern right-of-way for Augusta Street, the following courses and distances: N. 47-10 W. 70.28 feet to an old railroad spike; thence N. 46-21 W. 70.0 feet to the point of beginning, containing 0.85 acres, more or less.

This is the identical property conveyed to the Mortgagor herein by the following deeds recorded in the RMC Office for Greenville County, S.C.: Deed of Pride Capital, Inc., dated January 8, 1986, recorded in Deed Book 1257, at Page 338, on January 9, 1986; deed of Olin Dean Willis, dated January 8, 1986, recorded in Deed Book 1257, at Page 337, on January 9, 1986; and deed of Wheeler M. Thackston and James E. Thackston, as Trustees, dated January 19, 1988, recorded in Deed Book 1315, at Page 434, on January 19, 1988.

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