

highway and Tract 7, S. 54-54 E. 41.55 feet to an iron pin; thence S. 54-54 E. 135 feet to an iron pin, corner of property of F. D. Hunt; thence along the line of property of F. D. Hunt, S. 25-40 W. 150 feet, more or less, to a point in line of Tract 4; thence along the common line of Tracts 4 and 7; S. 54-54 E. 90 feet, more or less, to an iron pin at the joint corner of Tracts 4 and 5; thence along the common line of Tracts 5 and 7, S. 54-54 E. 219.9 feet to an iron pin at the corner of Tracts 5 and 7 and property now or formerly of Roy Young; thence along the common line of Tract 5 and property of Roy Young, S. 25-35 W. 198.28 feet to an iron pin at the joint corner of Tracts 5 and 6; thence along the common line of Tract 6 with the Roy Young property, S. 25-35 W. 54.8 feet to a spike in the center of the P. & N. Railroad; thence along the common line of Tract 6 and the P. & N. Railroad, N. 72-27 W. 100 feet; thence continuing N. 79-40 W. 252.35 feet to an iron pin at the joint corner of Tracts 3 and 6 and the P. & N. Railroad; thence along the common line of Tracts 3 and 6, N. 28-25 E. 62.32 feet to an iron pin; thence N. 28-25 E. 110.18 feet to the joint corner of Tracts 3, 4 and 6; thence along the common line of Tracts 3 and 4, N. 58-05 W. 65 feet to an iron pin at the joint corner of Tracts 2, 3 and 4; thence N. 58-05 W. 250 feet to an iron pin at the joint corner of Tracts 2 and 3 on the Southeastern side of the Furman Hall Road; thence along the common line of the Furman Hall Road and Tract No. 2, N. 28-25 E. 238.2 feet; thence N. 28-25 E. along the common line of Tract 1 and Furman Hall Road to an iron pin, the point of beginning, the distance being 150 feet.

Tract No. 6 is subject to a right-of-way of the P. & N. Railroad as is shown on said plat. The above described property is subject to public utility easements of record and is subject to an agreement entered into between the mortgagor and Charles S. Tanner & Company, which agreement is recorded in Deed Book 584, page 507.

Tracts 1, 2, 4, 5, 6 and 7 are a portion of property conveyed to the mortgagor by deed of Gower Manufacturing Company. The small triangular strip located between Tract 7 and South Carolina Highway 291 was conveyed to the mortgagor by deed of Floyd Daniel Hunt.

It is understood and agreed that this mortgage creates a first lien on Tract 1, the small triangular strip and the portion of Tract 7 hereinabove included in said description. It is further understood and agreed that Tracts 2, 4, 5 and 6 are subject to a mortgage previously executed to the South Carolina National Bank, recorded at R.E.M. Book 723, page 20, and that a junior or second mortgage is hereby created on said tracts.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said

Zenas C. Grier, his

Heirs and Assigns

forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said **Zenas C. Grier,**

his

Heirs and Assigns, from and against itself, its

Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.