

first part has given, granted, bargained, sold, assigned and conveyed unto said party of the second part, its successors and assigns, the following described land, lying and being in Greenville County, South Carolina, being bounded and described as follows: to-wit:

ALL That certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Pelham Road, being more particularly shown on plat of Property of Country Dinner Theatre of Greenville, Inc. (and property of others), prepared by Campbell & Clarkson May 5, 1967, recorded in the office of the R. M. C. for Greenville County in Plat Book 000, Page 151, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of Pelham Road in line of property now or formerly of Garrett, at or near the intersection of S.C. Highway S-23-164 with Pelham Road and running thence along line of Garrett property and line of property of Byers, S. 33-00 W. 454.8 feet to oak tree in line of property now or formerly of McCall Mfg. Co.; thence running along line of said property, S. 41-30 W. 150 feet to a point; thence turning and running along line of property this day conveyed to A/E, Inc., and others, N. 50-52 W. 413.06 feet to a point; thence turning and running along line of property of A/E, Inc., et al, N. 11-38 E. 550 feet to a point on the southerly side of Pelham Road; thence turning and running along the southerly side of Pelham Road the following courses and distances, to-wit: S. 75-47 E. 80.09 feet; S. 70-55 E. 150 feet; S. 61-36 E. 150 feet; S. 53-07 E. 150, S. 48-32 E. 113.9 feet to the point of beginning.

Together with all buildings and improvements located on the above described parcel of land, and all buildings and improvements as shall or may hereafter be placed or constructed on the above described lot or parcel of land during the continuance of this mortgage and before the final payment of the debt secured hereby.

TO HAVE AND TO HOLD the aforesaid real estate unto the party of the second party, its successors and assigns, in fee simple, absolutely and forever.

And the party of the first part covenants that it is seized of lands in fee and is the absolute owner of the said real property and has the right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that said party of the first part will warrant and forever defend the said title to the