running S64°-45'W for a distance of 20.5 feet to a point; thence turning and running S2°-40'W along the center of Phillips Lane for a distance of 914.6 feet to a point; thence turning and running S32°-29'W along the center of Devenger Road (formerly Ridge Road) for a distance of 233.3 feet to the point of beginning at the southernmost corner of said property.

There is excluded from this purchase money mortgage the tract containing 4.41 acres, more or less, on which a house and a barn are located, which tract, is shown more fully on the plat above referred to and recorded in plat book 5L at page 58 in the Greenville County PMC Office, the said excluded tract, having the following metes and bounds to wit: Beginning at a point at the southernmost corner of said excluded tract and running N39°-13'W for a distance of 140.0 feet to a point; thence turning and running N27°-16'W for a distance of 260 feet to a point; thence turning and running N50°-39'E for a distance of 451.3 feet to a point; thence turning and running S39°-16'E for a distance of 395 feet to a point; thence turning and running S50°-44'W for a distance of 505 feet to the point of beginning at the southernmost corner of this excluded tract; the tract excluded is a part of the property conveyed by the mortgagees unto the mortgagor, which, according to the agreement of the parties, was to be conveyed free and clear and not to be encumbered by the lien of this purchase money mortgage.

This mortgage is expressly made subject to an easement and right of way for ingress and egress, fifty (50') feet in width, in favor of the mortgagor, its heirs, successors, and assigns from Devenger Road or Phillips Lane to the aforesaid excluded tract which easement and right of way is herewith reserved by the mortgagor and granted unto the mortgagor by the mortgagees. The location of such easement and right of way shall be determined by mutual agreement between the mortgagor and the mortgagees within ten (10) days after the mortgagees shall have declared the mortgagor in default under the terms and provisions of the aforesaid promissory note. It is the intention of the parties hereto that the mortgagor, its heirs, successors and assigns, shall have a means of ingress and egress from Devenger Road to the excluded tract in any event, including but not limited to default, foreclosure, and sale of the mortgaged premises to the mortgagees or a third person.

This is the same property conveyed to the mortgagor hereby by deed of James S. Russell and Fay C. Russell, the mortgages herein, of even date herewith, said mortgage being given to secure the unpaid portion of the purchase price.

This mortgage having been given and accepted in contemplation of the fact that the mortgagor may desire to cause the property to be subdivided and platted in form acceptable for recording, the mortgagor is authorized to cause such plat or plats, as the mortgagor may desire, to be prepared, as such plat is prepared, the mortgagees will join with the mortgagor in the execution or dedication contained in each such plat. Nothing herein contained shall be construed as making it obligatory upon the mortgagor to effect a platting.

(See attached Sheet "B")

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