

ALL that certain piece, parcel or tract of land, with all buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, on Green Avenue, bounded on the northwest by right of way of the Southern Railway and being shown on plat of property entitled "GREENVILLE BONDED WAREHOUSE CO., INC.", dated January, 1974, prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 14, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Green Avenue at the southeastern corner of Lot 14, Block A of Melrose Heights Subdivision and running thence with the line of Lot 14, N. 27-28 W., 161.4 feet to an iron pin on the southeastern side of the right of way of the Southern Railway, said iron pin being 40 feet southeasterly from the center line of said main tract, and running thence with the right of way of the Southern Railway the following courses and distances: N. 67-07 E., 35.1 feet to an iron pin, N. 65-01 E., 101.4 feet to an iron pin, N. 62-56 E., 101.3 feet to an iron pin, N. 61-27 E., 101.2 feet to an iron pin, N. 59-47 E., 101.2 feet to an iron pin, N. 57-51 E., 101.4 feet to an iron pin, N. 55-45 E., 101.6 feet to an iron pin, N. 53-08 E., 101.5 feet to an iron pin, N. 51-20 E., 59.4 feet to an iron pin on the southwestern side of Green Avenue; thence with the western side of Green Avenue, S. 7-12 W., 111.7 feet to an iron pin at the corner of property now or formerly of E. G. Faulkner; thence with the line of property now or formerly of Faulkner, S. 59-36 W., 66.8 feet to an iron pin; thence continuing with Faulkner line, S. 16-14 W., 15.2 feet to an iron pin; thence continuing with Faulkner line, S. 60-02 W., 58.7 feet to an X on wall; thence continuing with Faulkner line, S. 13-45 W., 13.9 feet to an iron pin; thence continuing with Faulkner line, S. 27-51 E., 64.3 feet to an X on concrete; thence continuing with Faulkner line, S. 37-18 E., 10.9 feet to a nail in concrete on the northwesterly side of Green Avenue; thence with the northwesterly side of Green Avenue, S. 61-28 W., 599.8 feet to an iron pin, the point of beginning.

ALSO: ALL the Mortgagor's right, title and interest, if any, in and to the 40-foot right of way of the Southern Railway adjoining the northwestern boundary of the property of the Mortgagor herein, situate in the County of Greenville, State of South Carolina, on the northwestern side of Green Avenue, said portion of the right of way being included herein being more particularly described as shown on the plat of property of GREENVILLE BONDED WAREHOUSE CO., INC., dated January, 1974, and prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 14.

ALSO: All the Mortgagor's right, title and interest, if any, in and to any rights to maintain a sewer line servicing property of the Mortgagor, or rights for any sewer lines to cross under the right of way of the Southern Railway and servicing said property of Mortgagor. Said property is more particularly described as shown on the above mentioned plat.

ALSO: ALL of the right, title and interest, if any, of the Mortgagor and its predecessors in title in and to the above described property, to any written agreements, leases or permits between, Southern Railway Company, its successors and predecessors, in title, concerning the occupation and use of a parcel of the right of way of said railway connected with improvements appurtenant to the above described property encroaching upon the 40-foot right of way of said railway, including, but not limited to, a written agreement between Southern Railway Company and Peerless Folding Ladder Company dated December 24, 1921, and an agreement between Southern Railway Company and E. W. Montgomery Company, dated December 28, 1931, the said E. W. Montgomery Company having assigned its interest to Greenville Bonded Warehouse Co., Inc., by instrument of assignment dated August 20, 1936, which includes any improvements appurtenant to the above described property including spur tracts, a certain fence, a loading platform and any other structures located on the 40-foot right of way claimed by Southern Railway Company, or its successors in title. The warranties hereinafter set forth shall not apply to the conveyance of the real and personal properties contained in this paragraph, but on the contrary, the Mortgagor hereby quitclaims to the Mortgagee all its right, title and interest therein.

The above described property is the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded simultaneously herewith.

