

Duvall Drive (formerly Douglas Road); thence following the right of way of Duvall Drive (formerly Douglas Road), the following course and distance: South 72 degrees 13 minutes West a distance of 36 feet to a point; running thence South 74 degrees 56 minutes West a distance of 265.9 feet to a point; running thence South 66 degrees 06 minutes West a distance of 216.5 feet to a point; running thence South 60 degrees 50 minutes West a distance of 337.6 feet to a point; running thence South 52 degrees 50 minutes West a distance of 225 feet to a point; running thence South 37 degrees 10 minutes East a distance of 7 feet to a point; running thence South 47 degrees 08 minutes West a distance of 22.7 feet to a point; running thence South 52 degrees 20 minutes West a distance of 245 feet to a point on the Southeast edge of the right of way of Duvall Drive (formerly Douglas Road) at corner of property now or formerly of Ward B. Hines; thence along said Hines property line, South 36 degrees 07 minutes West a distance of 154.4 feet to the BEGINNING corner.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned, unto the Grantee and the Grantee's heirs, successors and assigns forever.

The before mentioned premises as conveyed subject to the rights of First Federal Savings and Loan Association of Greenville, South Carolina by virtue of that mortgage dated April 7, 1972, recorded in Volume _____, beginning at Page _____ in the Office of the Clerk of Court for Greenville County, South Carolina, and given to secure an indebtedness in the original principal sum of \$900,000.00. Grantee by the acceptance of this deed agrees to and does assume all of Grantors' obligations under said mortgage and note and agrees to perform such obligations as and when same become due.

And Grantors do hereby bind themselves and their successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, successors and assigns against himself and his successors and assigns and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof; except for 1973 ad valorem taxes and the above mentioned mortgage.