

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Augusta Street, in the City of Greenville, and according to survey made by Dalton and Neves in June 1951, as revised July 1964, is described as follows:

BEGINNING at an iron pin on the western side of Augusta Street, 135.3 feet north from Dunbar Street, at the corner of property of Edyth Thruston, and running thence with the line of said property and continuing with line of Barber-Coleman property, S. 65-00 W. 288 feet to iron pin; thence S. 64-58 W. 39 feet to iron pin; thence S. 25-00 E. 127.7 feet to iron pin on Dunbar Street; thence with the northern side of Dunbar Street N. 86 W. 314.2 feet to a pin on right-of-way of C & G Division of Southern Railway; thence with said right-of-way the following courses and distances: N. 54-07 E. 132.2 feet; thence N. 47-17 E. 100 feet; thence N. 41-35 E. 132.5 feet; thence N. 39-53 E. 57.3 feet; thence N. 36-20 E. 33.8 feet; thence N. 33-16 E. 51.8 feet; thence N. 29-15 E. 100 feet; thence N. 24-40 E. 100 feet; thence N. 20-08 E. 94.5 feet to a pin; thence N. 80-56 E. 32 feet to the western side of Augusta Street; thence with the western side of Augusta Street, S. 5-06 E. 205.9 feet to pin; thence continuing with the western side of Augusta Street S. 8-52 E. 30.9 feet to pin; thence continuing S. 8-11 E. 38 feet; thence S. 10-18 E. 120 feet more or less to the beginning corner.

Being the same property conveyed to Claussens, Inc. by deed recorded in Deed Book 734 at Page 67 and by deed of Edyth Thruston.

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 unto the said Mortgagee, SOUTHERN BAKERIES COMPANY, its successors and assigns forever.

AND the said Mortgagor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said Mortgagee, SOUTHERN BAKERIES COMPANY, its successors and assigns, from and against itself and its successors, lawfully claiming, or to claim the same, or any part thereof.