

hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the Mortgagor has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs and assigns:

ALL that certain piece, parcel or tract of land situate, lying and being on the northeastern side of Mauldin Road in the County of Greenville, State of South Carolina, containing 11.74 acres and having the following metes and bounds according to Plat entitled "Property of A. E. Johnston, Jr." by Dalton and Neves Engineers, dated December 1973, revised November 1976:

BEGINNING at an iron pin on the northeastern side of Mauldin Road at the joint corner of property of the Mortgagor herein and Greater Greenville Sewer Authority and running thence with the line of property of Greater Greenville Sewer Authority N. 88-14 E. 1,040.2 feet to an iron pin at the corner of property owned by the Housing Authority of the City of Greenville, South Carolina; thence with the line of said Housing Authority property S. 16-57 E. 872.8 feet to an iron pin; thence continuing with the line of said Housing Authority property S. 14-59 W. 210 feet to an iron pin on Mauldin Road; thence with Mauldin Road as the line, N. 67-32 W. 48.1 feet to a point; thence N. 63-27 W. 98.6 feet to a point; thence N. 58-11 W. 97.9 feet to a point; thence N. 53-28 W. 98 feet to a point; thence N. 49-37 W. 98.6 feet to a point; thence N. 45-03 W. 98.3 feet to a point; thence N. 39-57 W. 97.8 feet to a point; thence N. 35-53 W. 98.5 feet to a point; thence N. 31-21 W. 98.2 feet to a point; thence N. 26-58 W. 98.3 feet to a point; thence N. 24-21 W. 422.5 feet to the point of beginning, and being a portion of the properties conveyed to the Mortgagor herein by deeds of A. E. Johnston, Jr. recorded December 21, 1973 in Deed Book 991, at pages 199, 200 and 201.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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