TRACT F

ALL that certain piece, parcel or tract of land in Butler Township, Greenville County, South Carolina, on the west side of a County Road, containing 20.40 acres, more or less, and having the following metes and bounds, courses and distances according to a plat of property of R. J.Roach, dated September 25, 1972, by Tri-State Registered Surveyors, recorded in the Office of the R.M.C. for Greenville County in Plat Book _____, Page _____, to-wit:

BEGINNING at a nail in the center of said County Road, joint corner of other property of grantees, (formerly owned by Antho F. Phillips) and running thence along the line of said other property of grantees, S. 76-52 W., 989.9 feet to an iron pin; thence continuing along other property of grantees, (formerly owned by Antho F. Phillips) S. 31-31 W., 769 feet to an iron pin, corner of other property of grantor; thence along the line of other property of grantor, S. 84-37 E., 1292.7 feet to a nail in the center of said County Road; thence down the center of said County Road, N. 4-36 E., 1004.3 feet to the beginning corner, together with all the right, title and interest of the grantor in and to said County Road on which the above described property borders.

The consideration for this deed is assumption by Grantee of mortgage in the original principal amount of $750,000 given by Grantor to First Piedmont Mortgage Company, Inc., dated Oct. 31, 1972, and recorded Nov. 1, 1972 in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1255, at Page 353, and having a present principal balance of $670,317.47. Grantee agrees to assume and pay one-half (1/2) of the outstanding balance of such mortgage.

It is the intention of Grantor and Grantee that the conveyance of this property subject to the foregoing mortgage given by Grantor to Grantee, and which is now being assumed by Grantee, as set forth above, shall not constitute or cause a merger of Grantee's interests as owner and mortgagee with respect to the premises, but that the lien of said mortgage shall continue to be valid and binding until satisfied of record. This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind.

This is the same property conveyed to Grantor by R. J. Roach, by deed dated Oct. 31, 1972 and recorded Nov. 1, 1972, in the R.M.C. Office for Greenville County, S.C. in Deed Book 959, at Page 299.

_-205- 530.3 -/- /./_