

and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or tract of land containing 13.20 acres, with all improvements thereon, situate lying and being on the westerly side of S.C. Highway No. 21, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tract No. 3 as shown on Plat entitled "Survey for Commodity Warehouse Company, Inc.," prepared by Piedmont Engineers & Architects, dated September 10, 1964, revised October 12, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 200, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point in the center line of S.C. Highway No. 21 at the joint corner of the premises herein described and property now or formerly of Mauldin Construction Co., and running thence with the line of said Mauldin Construction Co. property N. 57-16 W. as follows: 389.65 feet to an iron pin and 42.5 feet to a point in the center line of P & N Railroad right-of-way, thence with the center line of said P & N Railroad right-of-way and with the line of Tract No. 1 as follows: S. 35-49 W. 548.45 feet to a point, thence S. 36-03 W. 120.5 feet to a point, thence S. 37-46 W. 103 feet to a point, thence S. 40-02 W. 157.1 feet to a point, and thence S. 42-06 W. 38.1 feet to a point at the joint corner of the premises herein described and Tract No. 1; thence continuing with the center line of said P & N Railroad right-of-way, S. 44-19 W. 178.9 feet to a point, thence S. 43-18 E. 470.9 feet to a point in the center line of S.C. Highway No. 21, thence with the center line of S.C. Highway No. 21 the following courses and distances: N. 52-25 E. 34 feet to a point, thence N. 47-54 E. 183.15 feet to a point, thence N. 38-02 E. 149.45 feet to a point, and thence N. 34-42 E. 899.55 feet to the point of beginning.

The within conveyance is made subject to the rights-of-way of P & N Railroad and S.C. Highway No. 21 to the extent that same encroach upon said premises as shown on the aforesaid plat.

This is the identical property acquired by the Mortgagor herein by deed from the Mortgagee herein of even date herewith, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book _____ at Page _____.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the

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