

WHEREAS, Mortgagor is desirous of securing prompt payment of said note in accordance with the terms and conditions thereof, as well as any additional indebtedness accruing to Mortgagee on account of payments or expenditures made by Mortgagee as herein provided;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to the undersigned Mortgagor in hand paid by Mortgagee, the receipt whereof is hereby acknowledged, and for the purpose of securing prompt payment of the indebtedness hereinabove mentioned as the same becomes due and other valuable considerations, Mortgagor does hereby grant, bargain, sell, assign, convey, mortgage and warrant unto Mortgagee the following described real property situated in the County of Greenville, State of South Carolina to wit:

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ALL that piece, parcel or lot of land situate, lying and being on the Northwestern side of Interstate Highway No. 85 and on the Southwestern side of Woodruff Road, Greenville County, South Carolina to wit:

BEGINNING at a concrete monument on the Northwestern side of Interstate Highway 85 at its intersection with Woodruff Road and running thence with the right-of-way of said highway S. 55° 07' W. 456.4 feet to an iron pin; running thence S. 55° 19' W. 13.4 feet; thence S. 64° 46' W. 326.6 feet to an iron pin; thence S. 42° 51' E. 54.05 feet to an iron pin; thence S. 55° 19' W. 14.3 feet to an iron pin; thence N. 51° 44' W. 298.8 feet to an intersection with an 8" sewer pipe. Said intersection to be known as the "Northeasterly Sewer Pipe Crossing"; thence N. 51° 44' W. 396.4 feet to an iron pin; thence S. 53° 12' W. 414.0 feet to an iron pin; thence S. 28° 15' E. 152.5 feet to an intersection with the above mentioned 8" sewer pipe. Said intersection to be known as the "Southwesterly Sewer Pipe Crossing"; thence S. 28° 15' E. 154.1 feet to an iron pin; thence S. 68° 18' W. 385.9 feet to an iron pin; thence N. 44° 47' W. 231.9 feet to an iron pin; thence N. 53° 12' E. to an iron pin on the Southerly or Southwesterly side of a county road; running thence with the right-of-way of said county road N. 64° 11' E. 142.3 feet to an iron pin; thence N. 41° 31' E. 256.5 feet to an iron pin at the edge of Woodruff Road at its intersection with said county road and running thence with the line of Woodruff Road the following courses and distances to wit: S. 51° 44' E. 529.6 feet; S. 38° 16' W. 12.5 feet; S. 51° 44' E. 243.17 feet to the point of BEGINNING. Said tract as herein described contains 16.02 acres more or less.

TOGETHER with an easement for a sanitary sewer extending 10 feet on either side of a line beginning at the "Northeasterly Sewer Pipe Crossing"; thence S. 74° 17' W. 142.5 feet to the center of a manhole; thence S. 78° 05' W. 257.9 feet to the center of a manhole; thence S. 75° 52' W. 186.0 feet to the "Southwesterly Sewer Pipe Crossing". Said easement for the purpose of maintaining a sewer therein. Said easement being subject, however, to the right reserved unto the owner of the property Southwesterly of and adjacent to the above described property to tie into and jointly use said Sanitary Sewer in connection with the use of said adjacent property.

SUBJECT to a fifty-foot access road easement across the above described property described as follows: Beginning at the intersection of the Southerly Right-of-Way of South Carolina Hwy. #146 (Woodruff Road) and the center line of above 50-foot easement, said point being S. 51° 44' E. and 461.0 feet from the most Northerly corner of the above described property; thence S. 38° 16' W. along the center line of said 50-foot road easement, boundary of said road easement is 25 feet each side of said center line, for a distance of 449.31 feet to a point; thence S. 55° 19' W. along the center line of said 50-foot road easement for a distance of 342.4 feet to a point on the most Easterly Southwesterly line of the above described property, said point being N. 51° 44' W. 179.47 feet from the most Southerly corner of the above described property and from the Westerly Right-of-Way of Interstate No. 85.