BEGINNING at a point on the right-of-way of U. S. Highway I-85 and running thence S. 44-51 E. 349.7 feet to a point; thence turning and running S. 3-15 W. 404.1 feet to a point; thence turning and running S. 43-40 W. 627 feet to a point in the Saluda River; thence turning and running along the Saluda River in a westerly direction the following courses and distances: N. 37-20 W. 248 feet; N. 70-20 W. 430 feet, more or less, to a point on the right-of-way of I-85; thence turning and running along the right-of-way of I-85 N. 45-09 E. 1080 feet, more or less, to the point of beginning.

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 Norman S. Garrison, Jr. his Heirs and Assigns forever.

AND the said Clinton Stables, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Norman S. Garrison, Jr.

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

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AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.