

ALL that piece, parcel or lot of land on the northern side of Kellett Drive and the western side of Laurens Road in Greenville County, State of South Carolina, and being shown as Parcel 1 on plat of Property of Gault & Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973 and being revised September, 1976, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of intersection of Laurens Road and Kellett Drive, thence with Kellett Drive, S. 69-33 W., 228 feet to an iron pin; thence continuing with said Drive, S. 56-58 W. 265 feet to an iron pin; thence continuing with said Drive, S. 69-38 W. 100 feet to an iron pin; thence continuing with said Drive, S. 82-18 W. 81 feet to an iron pin; thence continuing with Kellett Drive, N. 32-49 W. 183.7 feet to an iron pin; thence S. 85-40 W. 256 feet to an iron pin; thence S. 80-10 W. 9.5 feet to an iron pin; thence N. 17-53 W. 150.7 feet to an iron pin; thence N. 70-52 E. 200 feet to a point; thence continuing N. 70-52 E. 441.6 feet to an iron pin; thence N. 61-28 E. 214.1 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, S. 30-47 E. 12 feet to an iron pin; thence continuing with Laurens Road S. 30-47 E. 26.6 feet to an iron pin; thence continuing with Laurens Road, S. 31-47 E. 111.2 feet to an iron pin; thence continuing with said Road, S. 31-47 E. 225 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land, being 12 feet in width, located on the western side of Laurens Road in Greenville County, State of South Carolina, over which Mortgagor is granted an easement for use as a means of ingress and egress to the mortgaged premises, to be used in conjunction with a similar strip located on the leased premises, being shown as a portion of Parcel 2 on plat of Property of Gault & Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973, and being revised September, 1976, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road at the southeastern corner of Parcel 2; thence with the joint lines of Parcels 1 and 2, S. 61-28 W. 214.1 feet to an iron pin; thence S. 70-52 W. 441.6 feet to a point; thence continuing S. 70-52 W. 12.5 feet to a point; thence N. 20-36 W. 12 feet to a point; thence N. 70-52 E. 452.3 feet to a point; thence N. 61-28 E. 212.6 feet to an iron pin on the western side of Laurens Road; thence S. 30-47 E. 12 feet to an iron pin, the point of beginning.

The property described above and covered by the within mortgage, including that portion on which an easement was granted, was leased by George N. Gault and Kenneth M. Williams, as Landlord, to G. Frank Mims and T. J. Mims, as Tenant, by Lease Agreement dated October 21, 1976 a Short Form Lease having been recorded on November 22, 1976 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1046, at Page 608. The terms of the Lease Agreement were amended by document entitled First Amendment of Indenture of Lease, dated July 7, 1977, as evidenced by a document entitled Memorandum of Amendment of Lease Agreement, Option and Easement, dated July 7, 1977, recorded on August 8, 1977 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1062, at Page 98. By document dated May 1, 1977, 1977 and recorded November 23, 1977 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1069, at Page 284, the said T. J. Mims and G. Franklin Mims assigned and transferred all of their right, title and interest under the Lease Agreement, as amended, to the Mortgagor herein.