

with the eastern right-of-way of Old Spartanburg Road N. 34-28 E. 131 feet to an old iron pin; thence continuing with said right-of-way N. 34-28 E. 131.91 feet to an old iron pin; thence continuing with said right-of-way N. 36-43 E. 119.3 feet to an old iron pin; thence continuing N. 36-43 E. 45 feet to an old iron pin; thence turning and running S. 55-52 E. 329.4 feet to an old iron pin; thence S. 34-37 E. 282 feet to a new iron pin; thence S. 0-23 W. 14.1 feet to a new iron pin at the northern corner of Phase I and Phase II of Eastgate Shopping Center; thence S. 64-02 W. 163 feet to an iron pin; thence S. 1-36 E. 50 feet to an iron pin; thence S. 16-36 W. 50 feet to an iron pin; thence S. 30-40 W. 50 feet to an iron pin; thence S. 33-54 W. 140.8 feet to a new iron pin in the northern right-of-way of Gaithburg Square; thence with the northern right-of-way of Gaithburg Square N. 44-18 W. 42.15 feet to an old iron pin; thence N. 34-27 E. 66 feet to an old iron pin; thence N. 55-33 W. 387 feet to an iron pin; thence S. 34-27 W. 20 feet to an iron pin on the northern right-of-way of Gaithburg Square; thence N. 46-02 W. 125 feet to the point of beginning. DERIVATION: (See Page No. 11)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered as part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds himself and his successors, legal representatives and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, his successors, legal representatives and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by the said Note, at the times and in

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