

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said mortgagee, at 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 said mortgagee, its successors or assigns the following described property:

ALL that certain piece, parcel or tract of land containing 14.041 acres, together with improvements now or hereafter constructed thereon, situate, lying and being in the City of Mauldin, Greenville County, South Carolina, bounded on the east by U. S. Highway No. 276, on the south by Whatley Circle, on the west by other property of Eastside Development, Inc. and on the north by West Butler Avenue, and having the following metes and bounds, according to plat entitled "Property Under Option to Eastside Development, Inc.," dated April 6, 1978, revised June 22, 1978, by Charles F. Webb, Surveyor.

BEGINNING at the point of intersection of the western right-of-way of U.S. Highway No. 276 with the northern right-of-way of Whatley Circle and running thence with said right-of-way of Whatley Circle, S. 07-46 W. 21.98 feet to a point; thence continuing S. 50-39 W. 778.14 feet to a point; thence continuing S. 47-44 W. 298.85 feet to a point; thence leaving Whatley Circle and running N. 28-29 W. 758.38 feet to a point on the southern right-of-way of West Butler Avenue; thence with said right-of-way of West Butler Avenue N. 62-18 E. 130.51 feet to a point; thence continuing N. 61-17 E. 150.31 feet to a point; thence continuing N. 61-34 E. 554.52 feet to a point; thence leaving West Butler Avenue and running S. 28-26 E. 209.95 feet to a point; thence N. 61-26 E. 50.85 feet to a point; thence N. 62-03 E. 159.85 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 29-49 E. 30 feet to a point; thence leaving said Highway and running S. 62-03 W. 160 feet to a point; thence S. 27-57 E. 20 feet to a point; thence S. 62-03 W. 0.8 feet to a point; thence S. 31-33 E. 50 feet to a point; thence S. 62-03 W. 3.15 feet to a point; thence S. 27-57 E. 50 feet to a point; thence N. 61-58 E. 166.9 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 33-21 E. 87.0 feet to a point; thence continuing S. 35-07 E. 73.85 feet to the point of beginning.

ALSO an easement for ingress and egress over and across the following described property:

BEGINNING at a point on the northerly side of Whatley Circle which point is 1,098.97 feet along the right-of-way of Whatley Circle southwest of U.S. Highway 276; and running thence along the right-of-way of Whatley Circle South 47 - 44 West 51.48 feet to a point and turning and running thence North 28 - 29 West 771.33 feet to a point on the right-of-way of West Butler Avenue and turning and running thence along the right-of-way of West Butler Avenue North 62 - 18 East 50.0 feet to a point and turning and running thence South 28 - 29 East 758.38 feet to a point on the right-of-way of Whatley Circle the point of beginning, containing .88 acres, more or less.

Being the same property conveyed to the Mortgagor by deed of Floogle, Inc., et al. dated July 12, 1978, to be recorded.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

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