

being in the County of Greenville, State of South Carolina, being shown and designated as Lot 1 on plat entitled "Burress Park, Section One" prepared by Freeland & Associates and recorded on May 25, 1978 in Plat Book 6li at Page 45 in the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of Ponders Road, the joint front corner of Lot 1 and Lot 4, and running thence with the line of Lot 4, S. 30°-13' E. 227.28 feet to the joint rear corner of Lot 4 and Lot 3; thence with the line of Lot 3, S. 80°-13' E. 137.00 feet to an iron pin at the joint rear corner of Lot 3 and Lot 2; thence with the line of Lot 2, S. 36°-33' E. 445 feet to an iron pin on the northern side of the right of way of Interstate 85; thence with the northern side of said right of way, S. 53°-23' W. 165.00 feet to an iron pin; thence continuing with the northern side of said right of way, S. 64°-02' W. 86.36 feet to an iron pin; thence with the joint line of the lot herein described and property now or formerly of B. B. Huskey, N. 36°-33' W. 259.36 feet to an iron pin; thence continuing with the line of property now or formerly of B. B. Huskey, N. 80°-13' W. 311.74 feet to a point in the center of Ponders Road; thence continuing with the center of Ponders Road, N. 9°-13' E. 298.14 feet to the point of beginning.

This is the same property conveyed to J. W. Burress, Incorporated by deed of Robert Lee Durant recorded April 22, 1977 in deed book 1055 at page 171 and by deed of Nancy Durant, et al. recorded April 22, 1977 in deed book 1055 at page 173 in the RMC Office for Greenville County, S. C.

TOGETHER WITH ALL AND SINGULAR the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the property herein described which are and shall be deemed to be fixtures and a part of the realty and a portion of the security for the indebtedness herein mentioned.

TO HAVE AND TO HOLD, all and singular the said premises unto the said THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, its successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the property in fee, that it has good right and lawful authority to encumber the same as herein set forth, and that the same is free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the property as herein conveyed, unto the Mortgagee, its successors and assigns forever, from and against the Mortgagor, its successors and