

ALSO, all that certain piece, parcel or tract of land situate, lying and being on the eastern side of U. S. Highway No. 25 and on the southern side of Tigerville Road in or near the town of Travelers Rest in Greenville, South Carolina, containing 35.07 acres and having the following metes and bounds according to the above referenced plat:

BEGINNING at an iron pin at the intersection of the eastern right of way of U. S. Highway No. 25 with the southern right of way of Tigerville Road and running thence with the southern right of way of Tigerville Road, S. 85-59 E. 401.7 feet to an iron pin; thence S. 0-15 W. 350.1 feet to an iron pin; thence with the line of a proposed road, S. 86-11 E. 404.16 feet to an iron pin; thence N. 89-54 E. 171.04 feet to an iron pin; thence N. 89-04 E. 110.8 feet to an iron pin; thence N. 88-15 E. 582.22 feet to an iron pin in the line of property now or formerly owned by Davidson; thence with the line of said Davidson property, S. 1-56 W. 349.46 feet to an iron pin in a creek; thence S. 60-48 E. 84.9 feet to an iron pin at a maple tree; thence with the line of property now or formerly owned by Ollie Coleman, S. 9-33 W. 542.2 feet to an iron pin; thence S. 5-39 W. 25 feet to an iron pin; thence N. 73-42 W. 48.4 feet to an iron pin; thence with the line of properties now or formerly owned by Burns and by McAlister and by Hammett, N. 74-37 W. 2,049.5 feet to an iron pin on the eastern right of way of U. S. Highway No. 25; thence with the eastern right of way of U. S. Highway No. 25, N. 26-26 E. 869.0 feet to an iron pin at the Point of Beginning.

The above described property is a portion of the property conveyed by Deed of M. A. Talley to James G. Morgan recorded January 3, 1920 in Deed Book 54, at Page 316, Greenville County R.M.C. Office. This property was subsequently devised by James G. Morgan to his wife, Sallie R. Morgan, by Will dated September 6, 1927 filed in Apt. 259, File 33, Probate Court for Greenville County. The property was owned by the said Sallie Morgan at the time of her death on January 22, 1964. According to the records of her estate contained in Apt. 858, File 13, Greenville County Probate Court, Sallie Morgan died intestate leaving as her heirs her children, James G. Morgan, Jr., W. B. Morgan, Ruth M. Coleman, Frances M. Clark (formerly Drake), Gladys M. Lindsey, Grace M. Drummond, Lallie M. Stevens (formerly Allred). One of these heirs, the said James G. Morgan, died intestate on April 20, 1974 and according to the records of his estate in Apt. 1334, File 8, Greenville County Probate Court, his interest in the aforesaid property passed to his wife, Anna M. Morgan, and his son, James M. Morgan.

BEING the same property conveyed to the Mortgagor by Deed of W. B. Morgan, et al. dated January 23, 1980, to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.