

LESS, HOWEVER, that 1.46 acre tract conveyed out of this tract by the deed of H. C. Eaton and Ruth Eaton to R. E. Patrick, Jr., dated December 5, 1970, recorded in Deed Book 904 at page 379 on December 14, 1970 and described as follows: BEGINNING at a point in the center line of South Carolina Highway No. 8 at the joint corner of this property and property now or formerly of King which point is southeast 192 feet from the intersection of this highway and South Carolina Highway #23-52 and running thence with the center line of Highway #8 S 82-56 E 235 feet to line of property now or formerly of Mary Ellen Austin King; running thence with that line S 7-04 W 351.1 feet to an iron pin; running thence N 40-06 W 109.6 feet to an iron pin, running thence N 54-36 W 193.0 feet to an iron pin; running thence N 11-30 E 185.3 feet to a point in the center line of South Carolina Highway #8, point of beginning.

LESS ALSO HOWEVER that 1.00 acre tract conveyed out of the above tract (See Below Continuation) \*

ALSO, ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit: BEGINNING at a stone corner of lands of Bramlett Rogers, and Pelzer manufacturing Co. and running thence S 76 1/2 E 15.75 chains to a stone in road; thence in a southwesterly direction 5.10 chains to a stone; thence in a southeasterly direction 4.25 to a stone corner of Lot N. 17; thence N 56-3/4 W 8.00 chains to a stone on Salem Ave.; thence with Salem Ave., N 20-3/4 E 3.60 chains to stone corner of Lot No. 8; thence N 65-3/4 W 10.44 chains to a stone in Smyth land; thence with Smyth land N 20-3/4 E 3.00 chains to the beginning corner, containing eight and 67/100 acres, more or less, and known as Lots Nos. One, Seven, Twelve and Thirteen on a plat of Arden, made by John M. Cureton, D.S., November 10, 1906.

PLEASE SEE ATTACHMENT FOR FURTHER DESCRIPTION

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Capital Bank

and Trust and its Successors and Assigns forever.

AND we do hereby bind ourselves and our

Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the

said Capital Bank and Trust and its

Successors and Assigns, from and against us and our

Heirs, Executors, Administrators and Assigns, or anyone whomsoever lawfully claiming, or to claim the same, or any part thereof.

Continuation of out Conveyance of 1.00 acre out of 5.46 acre tract

\* LESS HOWEVER, that 1.00 acre tract conveyed out of this tract by deed of Henry C. Eaton unto Meares Electrical Company, Inc., recorded in Deed Book 1121 at Page 586, as shown on a plat by Carolina Surveying Company dated February 20, 1980, of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-V at Page 100, having the metes and bounds, courses and distances as upon said plat appear, being bounded on the North by S.C. Highway Number Eight (8), on the West and South by lands now or formerly belonging to the Said Henry C. Eaton, and on the East by lands of Truman Lollis.

This being the same property conveyed unto mortgagors herein by deed of Henry C. Eaton to be recorded simultaneously herewith.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these

Presents, that if we the said mortgagors

do and shall well and truly pay, or cause to be

paid, unto the said mortgagee

the said debt or

sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of

the said Bond and Condition therein written, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

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