

ROAD WITH BEECHWOOD ROAD, IN ONEAL TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN ON A PLAT OF THE PROPERTY OF ROBERT E. JACKSON, MADE BY T. CRAIG KEITH, SURVEYOR, DATED DECEMBER 12, 1983, AND BEING THE WESTERNMOST PORTION OF 31 ACRES SHOWN ON A PLAT OF THE PROPERTY OF MARY N. BARBARE, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C., IN PLAT BOOK C, PAGE 206-B, AND HAVING ACCORDING TO THE FIRST MENTIONED PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF THE INTERSECTION OF OLD RUTHERFORD ROAD WITH BEECHWOOD ROAD, AND RUNNING THENCE WITH THE EASTERN SIDE OF OLD RUTHERFORD ROAD, THE FOLLOWING COURSES AND DISTANCES, TO-WIT: N. 05-20 W., 92 FEET, N. 01-07 W., 100 FEET, N. 03-20 E., 100 FEET, N. 08-02 E., 100 FEET, N. 12-39 E., 100 FEET, N. 17-01 E., 100 FEET, N. 21-34 E., 100 FEET, N. 26-13 E., 100 FEET, AND N. 30-26 E., 100 FEET TO AN IRON PIN IN THE CENTER OF OLD RUTHERFORD ROAD, AT THE CORNER OF PROPERTY OF HOMER HARBIN; THENCE ALONG THE LINE OF SAID PROPERTY, N. 83-30 E., 808.25 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF PROPERTY SOLD TO SAMUEL D. BROWN (NORMA F. BROWN), S. 01-41 E., 685.44 FEET TO AN IRON PIN IN THE CENTER LINE OF BEECHWOOD ROAD; THENCE WITH THE CENTER LINE OF BEECHWOOD ROAD, S. 75-45 W., 358.84 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE CENTER LINE OF BEECHWOOD ROAD, S. 74-37 W., 350 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE CENTER LINE OF SAID ROAD, S. 76-45 W., 339 FEET TO THE POINT OF BEGINNING.

THE ABOVE PROPERTY IS THE SAME CONVEYED TO THE MORTGAGORS BY DEED OF E. RICHARD TAYLOR, JR., TO BE RECORDED SIMULTANEOUSLY HEREWITH.

together with all rights, interest, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, but not limited to, refrigerators, ranges, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof, or interest therein—all of which are herein called "the property";

It is understood and agreed that this mortgage constitutes a first lien on the above described property.

TO HAVE AND TO HOLD the property unto the Lender and its assigns forever in fee simple.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Lender against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES, as follows:

(1) To pay promptly when due any indebtedness to the Lender hereby secured and to indemnify and save harmless the Lender against any loss by reason of any default by Borrower

(2) All advances by the Lender as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Lender without demand at the place designated in the note and shall be secured hereby. No such advances by the Lender shall relieve Borrower from breach of his covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Lender secured hereby, in any order the Lender determines.