

distance of Three Hundred Forty-six and 80/100 (346.80') feet to a point marked I.P.N.; thence turning and running N 56° 56' 22" W for a distance of Nine Hundred Sixty-five and 94/100 (965.94') feet to a point also marked I.P.N., said line being designated as a new line; thence turning and running N 33° 02' 27" E for a distance of Eight Hundred Five and 27/100 (805.27') feet along a Fifty (50') foot right-of-way or road to another point designated I.P.N.; thence running S 56° 56' 22" E for a distance of Four Hundred Thirty-two and 11/100 (432.11') feet to the right-of-way of Neely Ferry Road; and thence running along the right-of-way of Neely Ferry Road for an undesignated distance to the point of commencement. The portion of said tract in the right-of-way containing 0.34 acre being located along the line in the center of said road S 13° 19' 58" E for a distance of Six Hundred Sixty-nine and 80/100 (669.80') feet to a point and thence turning S 24° 55' 02" W to the point of commencement. Said tract being designated as Tract "A" and containing 14.24 acres, the entire tract including the right-of-way containing 14.58 acres but 14.24 acres being the acreage which is free and clear of the right-of-way and is the property leased by Jeff D. Hunt to Hunt Development Company.

Being a part of the land conveyed by Dorothy H. Allen and Margaret H. Sexton by her attorney in fact, Dorothy H. Allen, by a deed dated May 12, 1976, to J. D. Hunt, his heirs and assigns, recorded in the Office of the Register of Mesne Conveyances for Greenville County on May 12, 1976, in Deed Book 1036 at page 202. Said deed containing description of two tracts conveyed to J. D. Hunt on said date and including the lands above described.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby transfers, sets over and assigns to Mortgagee:

a. All rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain such rents, issues and profits.

b. All judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the