

ALSO: "All of my right, title, and interest in and to all that piece, parcel, or strip of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being the eastern half of the abandoned portion of Houston Street, which adjoins the western boundary of Lots Nos. 1 and 2, Block C, property of Chapin Springs Land Co., as shown on a plat prepared by R. E. Dalton, Engineer, dated May, 1917, recorded in the R.M.C. Office in Plat Book "E", Page 41, and having according to a more recent plat prepared by Piedmont Engineers & Architects, dated August 19, 1964, entitled "Survey for Walter Griffin", the following metes and bounds:

"BEGINNING at an iron pin at the northeastern corner of the intersection of Houston Street and Haynie Street, and running thence with the northern side of Haynie Street, N. 88-06 W. 25 feet, more or less, to the center of old Houston Street; thence along the center line of what was formerly Houston Street, N. 3-14 E. 117 feet, more or less, to a point; thence S. 81-28 E. 25 feet, more or less, to an iron pin at the northwestern corner of the tract hereinabove described, which iron pin is also situate at the northwestern corner of Lot No. 1, as shown on the plat first hereinabove mentioned; thence with the western boundary of the tract hereinabove described, S. 3-14 W. 117.1 feet, more or less, to the point of beginning.

LESS, HOWEVER, all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey

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for Robert L. Watkins prepared July 9, 1969 by Carolina Engineering & Surveying Company, and having, according to said survey, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Future Pearl Street at its intersection with Houston Street, and running thence S. 2-58 W. 52.5 feet to an iron pin; thence continuing along the same course, 11.4 feet to an iron pin; running thence N. 82-18 E. 22.5 feet to an iron pin; thence continuing with the same course, 131.6 feet to an iron pin; running thence S. 88-33 W. 33.1 feet to an iron pin; running thence N. 68-50 W. 124.8 feet to the point of beginning. Being the same property conveyed by Walter S. Griffin to Robert L. Watkins, Jr. and Tamara A. Watkins by deed dated July 14, 1970 and property conveyed by Walter S. Griffin, together with said Robert L. Watkins, Jr. and Tamara A. Watkins, to The City of Greenville by deed dated July 14, 1970.

ALSO included in this mortgage is all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey for Walter Griffin dated July 18, 1970 prepared by Carolina Engineering & Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Church Street at the corner of property of Walter Griffin, and running thence S. 63-41 E. 11.3 feet to an old iron pin; running thence S. 87-45 E. 17.5 feet to an old iron pin; running thence S. 85-42 E. 48.4 feet to an old iron pin; running thence S. 2-58 W. 92.2 feet to an iron pin on the northern side of Pearl Street; running thence with the northern side of Pearl Street, N. 68-50 W. 78.5 feet to an iron pin at the intersection of Pearl Street and Church Street; running thence with the curvature of said streets, the chord of which is N. 21-38 W. 34 feet to an iron pin on the eastern side of Church Street; and running thence with the eastern side of Church Street, N. 19-55 E. 44.3 feet to the point of beginning.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.