

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

All that certain piece, parcel or lot of land, with all improvements thereon, or any part thereof, situate, being and lying in the State of South Carolina, County of Greenville

On the Southern side of Lerman Drive being known and designated as Lot # 20 as shown on a plat of section 2, Fairfield Acres, prepared by C. O. Riddle, dated January 1956, as recorded in the R. M. C. Office for Greenville County, Greenville, South Carolina in Plat Book 77 at page 459; and having according to said plat the following notes and bounds: BEGINNING at an iron pin on the southern side of Lerman Drive at the joint front corner of Lots # 19 and 20, and running thence with the line of property now or formerly of W. A. Stepp N. 87-48 W. 75 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the line of lot # 21 N. 2-25 E. 125.6 feet to an iron pin on the Southern side of Lerman Drive, thence with the southern side of Lerman Drive S. 87-35 E. 75 feet to the point of beginning and being the same lot of land conveyed to Billy Martin and Patsy C. Martin by Henry C. Harding by deed dated June 20, 1959 and recorded in said R. M. C. Office in deed book 628 at page 174.

Together with all and singular rights, easements, servitudes, 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 thereon, and including all fixtures, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in the 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.