

BEGINNING at a point in the Easterly margin of White Horse Road, said point being located North 41° 45' West 1539.20 feet from the Northerly margin of Commerce Road; thence with the Easterly margin of White Horse Road in two courses: (1) North 41° 45' West 78.80 feet to a point, (2) thence with a curve to the right with a radius of 2254.51 feet 101.295 feet to a point; thence North 50° 49' 27" East 250.00 feet to a point in the Westerly right-of-way line of Piedmont and Northern Railway's service track "A"; thence in a Southeasterly direction with the Piedmont and Northern Railway service track "A" right-of-way in two courses: (1) Following a curve to the left with a radius of 2004.51 feet 90.062 feet to a point, (2) South 41° 45' East 78.80 feet to a point; thence South 48° 15' West 250.00 feet to the point of beginning.

Subject, however, to all restriction, setback lines, roadways, zoning ordinances, easements and rights-of-way of record, if any, affecting the premises hereinabove described.

Also, all right, title and interest of the mortgagor herein as is vested in it under the terms and provisions of that certain encroachment agreement executed by and between Piedmont and Northern Railway Company and United Biscuit Company of America (now by change of name Keebler Company), dated March 9, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 647 at page 463.

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 mortgagee, its heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.