

by these presents does grant, bargain, sell and convey unto the mortgagee, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with all improvements situate thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., dated July 13, 1970, revised May 8, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K, at page 25, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street, N. 25-13 E. 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue S. 88-0 W. 449.5 feet to the point of beginning.

Jefferson Standard agrees not to seek a deficiency judgment against the borrower, its executors or assigns, but without, however, impairing in any manner the validity of the debt itself, or any legal rights and remedies of the noteholder to enforce payment of the loan indebtedness by (a) proceeding against, and enforcing the lien upon, any or all of the property, real or personal, securing the loan, (b) exercising any rights with respect to any and all assigned leases, rentals, insurance (life and/or hazard) proceeds, and (c) pursuing any available legal remedy other than a suit or proceeding to enforce a deficiency judgment against the borrower, its successors or assigns.