

BEGINNING at an iron pin on the eastern edge of the right-of-way of Piedmont Road and running thence along the eastern edge of said right-of-way N. 2-44 E. 2.7 feet to an iron pin; thence continuing along the eastern edge of said right-of-way of Piedmont Road N. 4-19 E. 147.3 feet to an iron pin; thence turning and running N. 68-38 E. 102.1 feet to an iron pin on the western edge of right-of-way of White Horse Road; thence along the western edge of the right-of-way of White Horse Road S. 57-03 E. 135.7 feet to an iron pin; thence continuing along the western edge of the right-of-way of White Horse Road, S. 55-36 E. 14.3 feet to an iron pin on said right-of-way; thence turning and running S. 65-40 W. 254.6 feet to the point of beginning; And being the same property conveyed to Gulf Oil Corporation by Deed of the Citizens and Southern National Bank of South Carolina dated December 23, 1969 and recorded in Deed Book 881, Page 430 RMC Office for Greenville County, SC.

Less, however, that portion of the property conveyed to the South Carolina Department of Highways and Public Transportation by Title to Real Property dated July 20, 1982 measuring 1.5 feet by 135.7 feet, along the east property line.

And being the same property conveyed to Carroll E. Ferguson by Gulf Oil Corporation by Deed dated December 3, 1982 and recorded Deed Book 1179, Page 691 in the RMC Office for Greenville County, South Carolina.

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

Successors ~~and~~ and Assigns forever

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Mortgagee, Its Successors

~~Heirs~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said Mortgagor agrees to insure the ~~XXXXXX~~ buildings on said lot in the sum of not less than value ~~XXXXXX~~ and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said Mortgagee

and that in the event the mortgagor shall at any time fail to do so, then the said Mortgagee

may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage.

And the said Mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said Promissory Note together with all cost and expenses which the said Mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

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