

the Point of Beginning of the herein described tract, containing 0.68 acre of land, more or less; together with all improvements thereon and the appurtenances thereunto belonging.

Subject, however, to the following two easements on, over and across the above-described property for purposes of ingress to and egress from Reproco's adjoining property and, at Reproco's option, for the installation of water, gas and electrical utility lines:

(1) Beginning at the most westerly corner of said 0.68 acre tract at an iron pin on the southeasterly right of way line of Bramlett Road; thence N. 59° 20' E along said southeasterly right of way line, a distance of 40.2 feet to a railroad spike; thence S. 42° 42' E a distance of 142.2 feet to a point at the corner of a gate; thence N. 57° 20' W, a distance of 155.6 feet to the Point of Beginning of the herein described easement, containing 2,794 square feet, more or less;

AND (2) Beginning at an iron pin located at the most easterly corner of said 0.68 acre tract; thence S 59° 30' W along the property line of Lockwood Heights subdivision, a distance of 67.2 feet to an iron pin; thence N. 48° 29' W, a distance of 54.0 feet to a fence corner; thence N. 59° 30' E, a distance of 67.8 feet to an iron pin in the southwesterly right of way line of White Horse Road; thence S. 47° 44' E, along said right of way line, a distance of 54.0 feet to the Point of Beginning of the herein described easement, containing 3,483 square feet, more or less.

Mortgagor also mortgages a non-exclusive maintenance easement on, over and across a strip of land five feet in width along the southeast side of the building referred to hereinabove and a strip of land nine feet in width along the southwest side of said building.

Being the same property conveyed to the mortgagor by deed of Reproco, Inc. dated May 17, 1979 and to be recorded herewith.

0.384

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