

through the property of Belham Associates, N. 87-00 E. 362.3 feet to an iron pin at the corner of property now or formerly of Janie E. Sloan; thence along Sloan property line, N. 87-00 E. 190 feet to an iron pin; thence along the line of property now or formerly of Lucille G. Brown, S. 01-31 W. 496 feet to an iron pin on the northern right of way of Sulphur Springs Road; thence along the northern right of way of said Road, S. 87-00 W. 400 feet to the point of beginning; SUBJECT, HOWEVER, to a permanent, perpetual, continued, uninterrupted and nonexclusive right of way and easement along a strip 25 feet in width along the westernmost boundary of the property hereinabove described for locating and maintaining a roadway to provide ingress, egress, regress and usage from Sulphur Springs Road to property of Belham Associates, its successors and assigns, lying to the North of the property hereinabove described and being the remainder of the tract of which said property has been a part.

TOGETHER WITH all right, title and interest of Mortgagor, if any, to the nonexclusive use of that certain existing paved roadway approximately 22 feet in width along the common boundary line of the property hereinabove described and the property of Greenville and Northern Railway Company as shown on the plat of Dalton & Neves Co. dated May 1980, revised October 1982 referred to above.

The above described property is the same conveyed to the Mortgagors herein by deed of Belham Associates, the Mortgagee herein, dated December 30, 1983 and recorded herewith in the RMC Office for Greenville County, South Carolina."

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, 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 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 and said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are 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 Mortgagors further covenant to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagors further covenant and agree as follows:

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