

EXCLUDING, however, all that certain piece, parcel or lot of land shown on the survey for Mauldin Plaza, Inc. described hereinabove recorded in Plat Book 4-C, Page 143, and being shown as a rectangular lot of land 138 ft. x 120 ft. located in the southwestern corner of Lot D on said plat; reference to said plat being craved for a more accurate metes and bounds description, also said property which is excluded is more fully described in Deed Book 888, Page 168, recorded April 17, 1970.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements which may appear of record, on the recorded plat or on the premises, specifically that right of way for ingress and egress and parking recorded in Deed Book 888, Page 193; right of way to Southern Bell, recorded in Deed Book 584, Page 6; right of way to Duke Power recorded in Deed Book 577, Page 401; and Subordination Partywall Agreement recorded in Mortgage Book 1186, Page 663.

This conveyance is subject to that certain Real Estate Mortgage originally granted to Southern Bank and Trust Company by Mauldin Plaza, Inc. for \$610,000.00 recorded August 3, 1970 in Mortgage Book 1162, Page 195; said mortgage being thereafter assigned to Protective Life Insurance Company of Birmingham, Alabama and recorded October 13, 1971 in Mortgage Book 1209, Page 631. The present outstanding balance of said Mortgage is \$415,490.00 more or less. The Grantor specifically and expressly simultaneously with this covenants, transfers all right, title, interest and claim which it may have in two separate escrow accounts required under said Mortgage to the Grantee, and Grantor covenants that it has no further claim or lien against said escrow accounts from and after this date.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COM
DOCUMENTARY
STAMP TAX
OCT 11 1973
PB. 11218
900.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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PB. 15911
OCT 11 1973
584.10

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COM
DOCUMENTARY
STAMP TAX
OCT 11 1973
PB. 11218
162.00

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 Premises before mentioned unto the grantee _____ hereinabove named, and its successors _____ ~~and~~ and Assigns forever