

ALL that certain piece, parcel, or tract of land, situate, lying, and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by Carolina Surveying Co., March 22, 1984, which said plat is recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book 10-L, at Page 9, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Duncan Road, joint front corner with property now or formerly belonging to Sondra Crawford and running thence with the common line with said owner, N. 31-02 W. 224.9 feet to an old iron pin; thence running with the common line of John G. Martin and Martha Martin, N. 42-00 E. 300 feet to an old iron pin, joint rear corner with property now or formerly belonging to Dorothy Thomason; thence running with the common line with said owner, S. 31-53 E. 236.7 feet to an old iron pin on the edge of Duncan Road; thence running with the edge of said Road, S. 43-34 W. 150 feet to an old iron pin; thence continuing with said Road, S. 45-03 W. 150 feet to an old iron pin on the edge of said Road, the point of Beginning.

The within property was conveyed to the Mortgagor herein by two deeds, the first being of W. H. Moss, dated July 14, 1964, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 753, at Page 101. The second deed of conveyance to the Mortgagor of W. H. Moss was dated May 31, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1011, at Page 175.

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all buildings, improvements, and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, engines, boilers, incinerators, building built in appliances and goods of every nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, attached floor coverings, antennas, trees and plants, and

.....; all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real property covered by this Instrument; and all of the foregoing, together with said property (or the leasehold estate in the event this Instrument is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant, convey and assign the Property (and, if this Instrument is on a leasehold, that the ground lease is in full force and effect without modification except as noted above and without default on the part of either lessor or lessee thereunder), that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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