

Also the following described real estate in the City of Lancaster, County of Lancaster and State of South Carolina, to-wit:

All those three parcels of land as shown on plat "Showing Property of Bell-Wingston Realty Company," made by W. B. Turckett and Floyd E. Kerr, Jr., dated August 7, 1954, and recorded in the Office of the Clerk of Court for Lancaster County in plat book 7, at page 103, and having, according to said plat the following metes and bounds, to-wit: Beginning at the southwestern intersection of Dunlap Street and Main Street and running thence with the west side of Main Street south 18 degrees 1 minute east 99.35 feet; thence south 71 degrees 6 minutes west 79.2 feet; thence north 18 degrees 1 minute west 16 feet; thence along the side of a 16-foot alley south 71 degrees 6 minutes west 185.55 feet to a point on the east side of Catawba Street; thence with the east side of Catawba Street north 18 degrees 15 minutes west 83 feet to southeast intersection of Catawba Street and Dunlap Street; thence with the south side of Dunlap Street north 71 degrees 4 minutes east 265.15 feet to the southwest corner of Dunlap Street and Main Street, the point of beginning.

Also beginning at a point on the west side of Main Street at a point 99 feet from the southeast corner of property immediately described above and running thence with the west side of Main Street south 18 degrees 1 minute east 58 feet; thence south 72 degrees 4 minutes west 264.09 feet to the east side of Catawba Street; thence with the east side of Catawba Street north 18 degrees 15 minutes west 58.75 feet; thence north 72 degrees 4 minutes east 264.34 feet to a point on the west side of Main Street, the point of beginning.

Also beginning at a point on the west side of Catawba Street and running thence with the west side of said Street south 18 degrees 15 minutes east 90 feet to a point almost immediately in front of the southwest corner of the property last above described; thence south 71 degrees 26 minutes west 200 feet; thence north 18 degrees 15 minutes west 90 feet; thence north 71 degrees 26 minutes east 200 feet to a point on the west side of Catawba Street, the point of beginning.

The Mortgagors bargain, sell and release unto the Mortgagee all of their right, title and interest in and to that 16 foot alley leading from Catawba Street and running along the south side of the lot first described above and which runs for a distance of 185.55 feet.

In addition to the fixtures hereinafter mortgaged, this mortgage includes all equipment pertaining to the buildings on the premises above described, specifically including the heating plant, any air-conditioning systems, sprinkler systems, elevators, cash conveyor systems, and all furniture and fixtures on the premises that are the property of the Mortgagors, but does not include furniture and fixtures on display, for sale or as merchandise.

Together with Mortgagors' interest as lessors in and to all leases of said premises, or any part thereof, heretofore made and entered into, and in and to all leases hereafter made and entered into by Mortgagors during the life of this mortgage or any extension or renewal hereof, reserving to Mortgagors their statutory equity and redemption rights therein; provided and hereby intending that in case of foreclosure sale the lessors' interest in any such leases then in force shall, upon expiration of Mortgagors' right of redemption, pass to the purchaser at such sale as a part of the mortgaged premises, subject to election by said purchaser to terminate or enforce any of such leases hereafter made and together with all buildings and improvements now or hereafter erected thereon and the rents, issues and profits thereof, and all engines, boilers, elevators and machinery, and all heating apparatus, electrical equipment, air-conditioning equipment, water and gas fixtures, shades, awnings, screens, storm sash and blinds, and all fixtures of every description, belonging to said Mortgagors, which are or may be placed or used upon the premises above described, or appurtenant thereto, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and together with the hereditaments and appurtenances pertaining to the property above described, all of which is referred to hereinafter as the "premises."

TO HAVE AND TO HOLD the premises unto Mortgagee, its successors and assigns, forever.