

to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Texize Chemicals, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Ironrite, Inc. according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to Ironrite, Inc., the said mortgagee, in hand and truly paid by the said Texize Chemicals, Inc. at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said IRONRITE, INC.:

All that piece, parcel or tract of land, with improvements thereon, situate, lying and being on the Southern side of and adjacent to the right of way of U. S. Highway No. 276, consisting of 22.46 acres as shown on a plat entitled "Property of B. E. Greer near Mauldin, S. C." made by Piedmont Engineering Service, Greenville, S. C., August 4, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book BB at page 59, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of U. S. Highway No. 276 and a proposed forty-foot road as shown on said plat and running thence along the Northwestern side of said proposed road S. 51-49 W. 1338.3 feet to a point in the center line of the track of the C. & W. C. Railroad; thence along the center line of said track N. 35-45 W. 1409.5 feet to the Southern side of the right of way of U. S. Highway No. 276; thence along the Southern side of the right of way of said highway, the following courses and distances: S. 80-41 E. 114 feet, N. 9-19 E. 10 feet, S. 80-41 E. 100 feet, N. 9-19 E. 7.5 feet, S. 80-41 E. 1223.9 feet to an iron pin, S. 79-26 E. 157.8 feet to an iron pin, S. 76-01 E. 308.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by Ironrite, Inc., by its deed delivered contemporaneously herewith and to be recorded in the R. M. C. Office for Greenville County, and this mortgage is given to secure a portion of the purchase price thereof.

This mortgage is made subject to the right of way of the C. & W. C. Railroad as shown on the plat herein referred to.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.