

ALSO a certain piece, parcel, or lot of land in Fairview Township, Greenville County, Greenville, S. C. containing approximately 4.9 acres as shown on the above mentioned plat:  
BEGINNING at a point in the center of the Georgia Road and running thence S. 20-18 W. 168.6 feet to a point; thence S. 25-09 W. 167.6 feet to a point; thence S. 88-33 W. 121.4 feet to an iron pin; thence S. 0-27 E. 201.6 feet to an iron pin on the Northern bank of the Reedy River; thence S. 0-27 E. 40 feet, more or less, to the center of the river; thence along the center of the river as the line, following the meanderings thereof, the following courses and distances: N. 83-00 W. 245 feet to a point; thence N. 81-40 W. 320 feet to a nail in the center of a bridge across the said river; thence N. 23-05 N. E. 61 feet to an iron pin in the center of the Georgia Road; thence with the center of the said road as the line, the following courses and distances: N. 29-40 E. 100 feet to a point; thence N. 45-55 E. 100 feet to a point; thence N. 61-20 E. 100 feet to a point; thence N. 66-36 E. 200 feet to a point; thence N. 68-12 E. 200 feet to a point; thence N. 70-09 E. 100 feet to a point; thence N. 71-14 E. 100 feet to the beginning corner.

BEING part of the same property conveyed to the mortgagee herein by M. B. Crigler by deed dated October 25, 1954 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Vol. 511, at page 33. TOGETHER with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining, all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described chattels, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned: Hoist, Dehaizer, scalding vat, beef hoist, cattle knocking pen, tract scales, platform scales, refrigeration condenser and motor, overhead tract and switches, fans, water pump and storage tank, gas burner for scalding vat and tanks for gas, and hot water heater.

ALSO: Four Refrigerated Trucks: Chevrolet 0505025F54N-016535-Van body, Mod. SX54A-1954; Chevrolet KEA-593191-TRHCWSI-1952; GMC-B24844302-1795 Truck FC453-1948; Chevrolet 498619-TWE 2999-TRTWE-1950. One Ford Pickup Truck 18-5273509. One International Panel Meat Truck. One stake body truck used for hauling stock. All office equipment located at Nivens Foods at Woodville.

The above described land is the same conveyed to it by  
A.L. NIVENS on the day of  
19 deed recorded in the office of Register Mesne Conveyance  
for Greenville County, in Book Page

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 said premises unto the said  
Nivens Food Products, Inc. its successors

~~XXXX~~ and Assigns forever.

the Corporation  
And do hereby bind its successors and assigns  
to warrant  
and forever defend all and singular the said premises unto the said mortgagee, his Heirs  
and Assigns, from and against its successors, administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And , the said mortgagor , agree to insure the house and buildings on said land for not less than  
The amount of the mortgage Dollars, in a  
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note , then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.