

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, situate on the eastern side of Pleasantburg Drive (S. C. Highway # 291) in Butler Township, being shown on plat of the property of Food-Lane, Inc., made by Piedmont Engineering Service, January, 1958, recorded in Plat Book PP, Page 51, in the R. M. C. Office for Greenville County, South Carolina, and having according to a plat entitled "Property of David S. Vandiver, Jr. and Kelly W. Sullivan", prepared by Piedmont Engineering Service, July 11, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pleasantburg Drive which pin is 300 feet in a southeasterly direction from the joint corner of property of Sitton and the McCarter Estate, and running thence with the line of the property of the McCarter Estate, N. 83-35 E. 425 feet to pin; thence, S. 5-19 E. 299.9 feet to an iron pin in line of property of the McCarter Estate; thence continuing with the line of said property S. 83-35 W. 425 feet to an iron pin on right-of-way of Pleasantburg Drive; thence with the eastern side of said right-of-way N. 5-54 W. 150 feet to an iron pin; thence continuing N. 4-42 W. 150 feet to the point of beginning.

The above described property is the same conveyed to the mortgagors herein by deed of Food-Lane, Incorporated, a corporation, dated May 22, 1958, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 600, at page 57.

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that any gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and iceboxes, cooking apparatus and appurtenances owned by the mortgagors, and such other goods and chattels and personal property owned by the mortgagors as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagors do hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagors and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms, in companies and in sums (not less than the full replacement cost of said buildings and improvements) satisfactory to the mortgagee; that all insurance policies shall be held by and shall be for the benefit of and payable in case of loss to the mortgagors and the mortgagee as their interests may appear hereunder, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. All moneys recoverable under said insurance shall be placed in a bank account under the joint control of