

For the purpose of securing the payment of the principal and the interest of the note set forth in Article I hereof, according to the tenor and effect hereof, and the performance of the covenants, conditions and stipulations hereinafter contained, Wunda Weve Carpet Co. hereby grants, bargains, sells, conveys, mortgages, pledges, assigns, and transfers unto the Home Building and Loan Association of Easley, South Carolina, its successors and assigns, the following described property:

- a. (1) All that certain piece, parcel or tract of land with buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, approximately five miles outside the corporate limits of the City of Greenville, being situate on the Eastern side of U. S. Highway No. 25, containing 8.44 acres, and having, according to a plat of the property recorded, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 25 at the joint corner of the property described herein and Drive-In Theatres of S. C., Inc. and running thence with the joint line of said tracts N. 49 E. 589.9 feet to the center line of a road; thence with the center of said road the following courses and distances: S. 40-56 E. 138.2 feet; S. 33-52 E. 80 feet; S. 23-25 E. 100 feet; S. 16-15 E. 257.3 feet; S. 8-40 E. 309.6 feet to a point in the center of a bridge over Langston's Creek; thence with said creek as the line in the following traverse courses and distances: N. 66-21 W. 19.9 feet; S. 67-48 W. 123.9 feet; N. 67-08 W. 122.4 feet; thence S. 78-54 W. 133.3 feet to an iron pin on the Eastern side of U. S. Highway No. 25; thence along the right of way of the Eastern side of said highway N. 39-04 W. 576.6 feet to the point of beginning.

The above described property is the identical property conveyed to the Company by deeds of E. Inman, Master, dated September 25, 1952, recorded in the R. M. C. Office for Greenville County in Deed Volume 463 at page 470 and deed of Frances T. Tindal, Frances T. Mitchell and William M. Tindal dated September 24, 1952, recorded in the R. M. C. Office for Greenville County in Deed Volume 463 at page 469; and

(2) All that certain piece, parcel or tract of land adjoining and being a rectangle of approximately 30 feet x 70 feet recorded in the R. M. C. Office for Greenville County in Deed Volume 535 at page 183, and all that certain piece, parcel or tract of land adjoining and being a triangle of approximately 42 feet x 31 feet x 30 feet recorded in the R. M. C. Office for Greenville County in Deed Volume 582 at page 186, both of which parcels are restricted as to use as set forth in the recorded deeds; and

- b. All machinery, equipment, appliances, furniture, fixtures and all other fixed assets now or hereafter owned by Wunda Weve Carpet Co. and located at and used in connection with the premises hereinabove described and/or at the leased premises housing the warehouse and rug mill of said company located