

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 THE SOUTH CAROLINA

NATIONAL BANK OF CHARLESTON, Greenville, S. C., its successors and assigns, the

following described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of By-Pass South Carolina Highway No. 29 near the City of Greenville, being shown as Lot No. 48 on plat of the Estate of Tully P. Babb recorded in Plat Book "GG", Pages 158 and 159, described as follows:

Beginning at a stake on the western side of By-Pass South Carolina Highway No. 29 at corner of property of City of Greenville, and running thence with the line of said property, N. 83-04 W. 360.2 feet to a stake at the corner of Lot No. 49; thence with the line of said lot, S. 6-50 E. 222.3 feet to a stake at the corner of Lot No. 47; thence with the line of said lot, N. 83-10 E. 350 feet to a stake on By-Pass South Carolina Highway No. 29; thence with the western side of said Highway N. 6-50 W. 197.1 feet to the beginning corner, being the same property conveyed to the mortgagor herein by deed of Sarah F. Humphreys by deed dated February 28, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 546, Page 503.

ALSO, all that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern side of Winterberry Court near the City of Greenville, being shown as Lot No. 46 on a plat of the Estate of Tully P. Babb recorded in Plat Book "GG", pages 158 and 159 and described as follows:

Beginning at a stake on the eastern side of said Winterberry Court 225 feet north from Skyview Drive at the corner of Lot No. 50, and running thence with the line of said lot, N. 83-10 E. 250 feet to a stake at the corner of Lot No. 48; thence with the line of said lot, N. 6-50 W. 282.3 feet to a stake in the line of property of the City of Greenville; thence with the line of said property, N. 83-04 W. 142.3 feet to a stake at the corner of Lot No. 59; thence with the line of said lot, S. 25-10 W. 179.5 feet to a stake on Winterberry Court; thence with the curve of the eastern side of said Court, the chords of which are S. 40-51 E. 60 feet; S. 60-20 W. 60 feet, and S. 25-27 W. 65 feet to the beginning corner, this being the same property conveyed to the mortgagor herein by Emma L. Flinkingshelt by deed dated February 28, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 546, Page 507.

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 all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon, or used, useful, or necessary or adapted for, the present operation of said property, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all radios and television sets; employees' uniforms, superintendent and janitor supplies, carpets, rugs and other floor coverings, 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 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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said

THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its Successors and Assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.