

PARCEL II: All that certain piece, parcel or lot of land, with the improvements thereon, lying and being on the northeasterly side of Cherrydale Drive, near the City of Greenville, S. C., being a portion of the property shown on a plat of the property of Greenville Industries, Inc., made by R. K. Campbell, dated December 13, 1962 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, page 81, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Cherrydale Drive at a point 243.9 feet from the northeasterly corner of the intersection of Cherrydale Drive and Furman Hall Road, and running thence N 26-00 W 100 feet to an iron pin; thence continuing along the northeasterly side of Cherrydale Drive N 26-20 W 87.4 feet to an iron pin; thence N 61-17 E 191.1 feet to an iron pin; thence S 22-15 E 69.3 feet to an iron pin, corner of property of J. A. Mosteller; thence S 29-30 W 226.4 feet to the point of beginning.

Also all of the sewing machines and tables, cutting machines, feed rails and power wiring owned by Pinehill Manufacturing Co., Inc., and located in the sewing and cutting rooms of the plant situated on the mortgaged premises, and any replacements of said items which may be so located in said rooms in the future, but not any such items which are added rather than replaced.

Said Pinehill Manufacturing Co., Inc. is the lessee of the mortgaged premises from Greenville Industries, Inc., under a ten year non-cancellable lease and is a party to this mortgage only for the purpose of including the said mentioned items of personal property as part of the mortgaged security hereunder, ~~and a default in either mortgage shall constitute a default in both mortgages~~ ^{and a default in}

It is understood and agreed by and between the parties hereto, their successors and assigns, that this mortgage shall be of equal rank and priority with that certain mortgage given by the mortgagors herein to the mortgagee herein, dated February 4, 1963, in the original amount of \$100,000.00, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 915, page 445, and a default in either mortgage shall constitute a default in both mortgages.

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 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 ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property 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 mortgagor does 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 mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.