

No. 25; thence with the Eastern edge of the right-of-way for U. S. Highway No. 25 N. 00-14 E. 394.55 feet to an iron pin at the corner of Fletcher Jordan Hawkins property; thence with the said Fletcher Jordan Hawkins property S. 82-26 E. 951.55 feet to the point of beginning.

BOOK 957 PAGE 370

ALSO:

All the right, title and interest of the mortgagor herein in and to that portion of the right-of-way for S. C. Highway No. 13 which adjoins the premises hereinabove described.

ALSO:

All that certain piece, parcel or tract of land containing 9.02 acres, situate, lying and being between S.C. Highway No. 13 (Old Buncombe Road) and U. S. Highway No. 25 (Poinsett Highway), in Paris Mountain Township, County of Greenville, State of South Carolina, being known and designated as the Northeastern portion of Tract No. 3 as shown on a plat of Property of J. C. Hawkins Estate prepared by H. S. Brockman, Surveyor, dated November 7, 1938, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S at page 29, and being shown as the W. A. Hawkins Tract on a plat of Property of Daniel Construction Company, prepared by Davis & Floyd, Engineers, dated December 21, 1963, and having according to said latter mentioned plat the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right-of-way for S.C. Highway No. 13 at the joint corner of W. A. Hawkins Tract and Furman U. Tract, and running thence with the Western edge of the right-of-way for S.C. Highway No. 13 S. 7-12 W. 450 feet to an iron pin at the joint corner of W. A. Hawkins Tract and other property of Walter A. Hawkins; thence with the line of said other property of Walter A. Hawkins N. 80-08 W. 846.80 feet to an iron pin on the Eastern edge of the right-of-way for U. S. Highway No. 25; thence with the Eastern edge of the right-of-way for U. S. Highway No. 25 N. 0-20-30 E. 455.80 feet to an iron pin at the joint corner of the W. A. Hawkins Tract and Furman U. Tract; thence with the line of the said Furman U. Tract S. 80-08 E. 901.51 feet to the point of beginning.

ALSO:

All the right, title and interest of the mortgagor herein in and to that portion of the right-of-way for S.C. Highway No. 13 and that portion of the right-of-way for U. S. Highway No. 25 which adjoin the premises hereinabove described.

This is the identical property conveyed to the mortgagor herein by deed of Daniel Construction Company, Inc., As Trustee, dated March 12, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book at page .

The lien of this mortgage shall extend to and cover all furniture, fixtures, machinery and equipment of every nature and kind used in the operation of the premises or any part thereof, whether now on the premises or hereafter to be placed or installed thereon, including all additions and/or replacements.

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 ~~THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON~~, its successors and Assigns. And ~~itself and its successors and assigns~~ ~~XXXXXXXXXXXXXXXXXXXX~~ to warrant and forever defend all and singular the said Premises unto the said ~~THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON~~ its successors and Assigns, from and against ~~itself and its successors and assigns~~ ~~XXXXXXXXXXXX~~, ~~XXXXXXXXXXXXXXXXXXXX~~ and every person whomsoever lawfully claiming or to claim the same or any part thereof.