

appliances, awnings, shades and shrubbery, and all other fixtures, appliances, property and equipment of every kind and description now or hereafter installed in or used in connection with the aforesaid premises, or the operation of the plant or business situate thereon, including, but not limited to, fuel tanks, pumps, truck, cleaning and maintenance equipment and all other real and personal property on or about the premises, and together with the buildings, streets, alleys, passages, way, water, water courses, rights, liberties, privileges, improvements, hereditaments and appurtenances whatsoever and/or thereunto belonging to or any way appertaining, and the reversions and reminders, rents, issues and profits thereof.

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 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, 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.

And said Mortgagor agrees 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, windstorm and such other hazards as the mortgagee may from time to time require, all such