

Being particularly shown on plat of property of Yorktown of Greenville Limited Partnership prepared by Jones Engineering Service dated January 27, 1965, said plat being recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Plat Book _____, page _____, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East North Street Extension, said pin being located in an easterly direction 795.5 feet from the intersection of said East North Street Extension with the Pelham Road, and running thence along the southerly side of East North Street Extension, N. 82-14 E. 241.4 feet to a point; thence continuing along East North Street Extension, N. 83-08 E. 265.5 feet to an iron pin; thence turning and running S. 24-38 W. 670.9 feet to an iron pin; thence turning and running N. 65-22 W. 35 feet to an iron pin; thence turning and running S. 24-38 W. 237 feet to an iron pin on the northerly side of the Pelham Road; thence turning and running along the northerly side of the Pelham Road, N. 60-02 W. 112.1 feet to a point; thence continuing along the Pelham Road, N. 58-47 W. 287.8 feet to an iron pin, said pin being located in an easterly direction 667.5 feet from the intersection of East North Street Extension and the Pelham Road; thence turning and running N. 24-38 E. 593.5 feet to an iron pin on the southerly side of East North Street Extension, the point of beginning.

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

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, bathtubs, 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 ever 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 the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

Provided always, that if the said Mortgagor, its successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition of the said note or obligation and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted shall cease, determine and be void.

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.