

side of Spartanburg Road S 83-33 W 276.5 feet to the point of beginning. Being a portion of the property conveyed to the mortgagor by deed of Donald E. Baltz, Inc., recorded in the RMC Office for Greenville County, S. C. in Deed Book 768, page 210.

Together with and subject to an easement for common driveway as more particularly described and contained in that certain declaration of easement dated April 1, 1965, and recorded April 8, 1965, in Deed Book 771, page 19 of the RMC Office for Greenville County, South Carolina, as amended by instrument dated December 27th, 1965, and recorded in Deed Book 788, page 651.

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises, and also together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise included or appertaining.

TOGETHER with all rents, issues and profits thereof, all buildings and improvements now or hereafter erected or placed thereon, and also all chattel fixtures and apparatus now or hereafter attached or used in connection therewith, whether the same have or would become part of the realty by attachment thereto, including but not limited to 32 kitchen ovens, 32 kitchen ranges, 32 kitchen exhaust hoods, 32 kitchen refrigerators, 32 dishwashers, 32 disposal units, all swimming pool and laundry equipment, and all other goods, chattels, personal property, lobby furnishings, equipment and carpeting used now or hereafter by the mortgagor in the operation of the premises, and the replacements thereof, all of which shall be considered part of the mortgaged premises.

It is the intent of the parties, mortgagor and mortgagee, and the mortgagor hereby covenants and agrees, that all chattels, furniture, fixtures, and equipment covered by this mortgage which shall constitute a first and prior lien thereon, shall at all times be maintained in like quality and good repair; and whenever any item requires replacement due to normal wear and tear, damage, theft or other removal, then and thereupon a replacement item shall be forthwith obtained and the lien of this mortgage shall attach to such replacement item in like manner as if originally covered. Disposition of items so replaced shall not violate the requirements of this mortgage, subject to acquisition of a valid prior lien on the replacement item.

TO HAVE AND TO HOLD all and singular the said premises unto the