

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Glenwood Road, near the City of Greenville, S. C., being shown as Lot No. 2 on plat of Property of Paul T. Peck, et al., as recorded in the RMC Office for Greenville County, S. C. in Plat Book III, page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Glenwood Road, said pin being the joint front corner of Lots 1 and 2, and being located 185 feet north of the northeasterly corner of the intersection of Glenwood Road and Spartanburg Road at a point in the center of a 24 foot driveway easement, and running thence along the easterly side of Glenwood Road N 5-46 W 185 feet to an iron pin; thence turning and running N 83-33 E 276.7 feet to an iron pin; thence turning and running S 5-44 E 188.5 feet to an iron pin in the center of the aforementioned 24 foot driveway easement; thence turning and running with the line of Lot 1, along the center line of said driveway easement, S 84-15 W 276.6 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, recorded April 8, 1965, in Deed Book 771, page 19, as amended by instrument dated December 27, 1965, recorded December 30, 1965, in Deed Book 788, page 651, both in the RMC Office for Greenville County, S. C.

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 chattels, 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 ranges, 32 kitchen ovens, 32 kitchen refrigerators, all clothes washers and dryers, 32 disposal units, 32 kitchen dishwashers, all draperies and carpeting, all lobby furnishings, swimming pool and laundry equipment, and all other equipment 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 quantity 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.