

and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, at Greenville -----, its successors and assigns, the following described real estate situated in the County of Greenville -----, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Mill Road in the Town of Mauldin, County of Greenville, State of South Carolina and known and designated as Tract No. 5 of a subdivision of property of Mrs. J. T. Leopard and according to plat thereof recorded in Plat Book MM at Page 143 in the R.M.C. Office for Greenville County has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mill Road at the joint corner of Tracts Nos. 4 and 5 and running thence with the joint line of said lots S. 41-05 W., 300 feet to an iron pin; running thence S. 58-27 E., 150 feet to an iron pin; running thence N. 41-05 E., 300 feet to an iron pin in the center of Mill Road and running thence with the center of said road N. 58-27 W., 150 feet to an iron pin, point of beginning.

Mill Road has been relocated so that the front line of the property as herein described is now 29 feet from the center line of said road as it is now located.

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 buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon, or used, useful, or necessary or adapted for, the present operation of said property, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all radios and television sets; employees' uniforms, superintendent and janitor supplies, carpets, rugs and other floor coverings, 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 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 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.

The Mortgagor herein and the grantors agree to furnish the South Carolina National Bank a financial statement within 90 days following the close of each fiscal year.