

1970, prepared by Carolina Engineering and Surveying Company, which plat is recorded in the Office of the R.M.C. for Greenville County in Plat Book 4 J at Page 13, containing 4.41 acres, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin at the edge of the right-of-way of Century Road (Frontage Road) at joint corner of other property of B and B Investments, Inc. and running thence along the right-of-way of Century Road the following courses and distances: South 83-48 West, 231.1 feet to a concrete marker; South 72-23 West, 102.2 feet to a concrete marker; South 84-01 West, 241.9 feet to an iron pin; South 87-53 West 100 feet to an iron pin; North 74-37 West 100 feet to an old iron pin; North 52-50 West, 115.9 feet to a concrete marker; North 41-07 West, 152.3 feet to a concrete marker; thence turning and running along line of property of Cherry Investors, Inc., North 65-59 East, 342.6 feet to an old iron pin; thence turning and running South 71-24 East, 259.3 feet to an iron pin; thence turning and running South 21-31 West, 9 feet to an iron pin; thence turning and running along line of property of B and B Investments, Inc. South 71-24 East, 420 feet to an old iron pin; thence turning and running South 4-03 East, 40.4 feet to an old iron pin, the point of beginning.

(b) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air-conditioning, plumbing and heating fixtures, mirrors, mantles, refrigerating plant, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Borrower and Lowndes in and to all property of any nature whatsoever now or hereafter situate on the premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto 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 secured by this mortgage.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Borrower and Lowndes, including but not limited to all rents, profits, issues and revenues of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving only the right to Borrower and Lowndes to collect the same so long as the Borrower is not in default hereunder. In the event of default hereunder, the Mortgagee is hereby authorized to give notice to the tenant or tenants in said premises, and, thereafter said tenant or tenants shall pay said rents to the Mortgagee until notified in writing by the Mortgagee that payments to the Borrower and Lowndes may be resumed.