

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, Greenville Branch, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

ALL that piece, parcel or tract of land containing 3 acres, more or less, situate, lying and being on the Western side of Watson Road between Wade Hampton Boulevard (U. S. Highway No. 29) and the right of way of the Southern Railway Company near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Carolina Surveying Co., dated October 21, 1971, entitled "Survey for Wade Hampton Properties, Inc. and G. L. Stratton" and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4L at page 105, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for Watson Road (as shown on said plat) at the Southeastern corner of the premises herein described, and running thence with the Northern boundary of property of Wade Hampton Water and Sewer District N. 86-02 W. 48.4 feet to an iron pin; thence with the Eastern boundary of a sewer line right of way granted by Wade Hampton Properties, Inc. to Taylors Fire and Sewer District N. 9-20 W. 5.45 feet to an iron pin; thence with the Northern boundary of the said right of way granted to Taylors Fire and Sewer District (which Northern boundary is parallel with and 22.5 feet North of the center line of the sewer line right of way of Wade Hampton Water and Sewer District, shown on said plat) the following courses and distances: S. 70-47 W. 356.7 feet to an iron pin, thence S. 79-09 W. 45.6 feet to an iron pin; thence with the line of other property of Wade Hampton Properties, Inc. N. 2-26 W. 342.8 feet to an iron pin; thence continuing with the line of other property of Wade Hampton Properties, Inc. N. 80-52 E. 404 feet to an iron pin on the Western edge of the right of way for Watson Road (as shown on said plat); thence with the Western edge of the right of way for Watson Road (as shown on said plat) S. 9-07 E. 293.1 feet to the point of beginning.

TOGETHER with all the right, title and interest of the Mortgagor herein in and to the 33 foot strip of land as shown on said plat lying between

(See attached Rider)

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, Greenville Branch, 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, Greenville Branch, 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.