

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, _____, its successors and assigns, the following described real estate situated in the County of _____, State of South Carolina: as is more fully shown on plat prepared for Southland Properties, Inc., dated April 24, 1972, by Enwright Associates, which plat was amended May 23, 1972 and June 7, 1972; and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Hudson Road at the corner of property of Pelham Estates, and running thence with the rear lines of Lots Nos. 22, 21, 20, 19, 18, 17, 16 and 15, of Pelham Estates, N. 56-09 W. 1,567.6 feet to a new iron pin in the line of Pelham Estates, Section Two; thence with the rear lines of Lots 22, 21, 20 and 19 of Pelham Estates, Section Two, N. 25-17 E. 593.7 feet to an old iron pin at the corner of property of Rodgers Valley Heights; and running thence with the lines of Lots 20, 21, 22 and 23 of Rodgers Valley Heights, N. 25-56 E. 1,259.8 feet to an old iron pin in the line of property of Gibson; thence with the line of Gibson property, N. 26-14 E. 585.3 feet to a hickory stump in the line of property of McCall-Threatt Enterprises, Inc.; thence with the line of said property, S. 43-06 E. 390.43 feet to an old iron pin at the corner of property of P. M. P. Community Park, Inc.; thence along the line of said property, S. 43-18 E. 390.1 feet to an old iron pin at the corner of property of Pilgrims Point; and running thence along the rear lines of Lots 8, 7, 6, 5, 4, 3, 2, and 1, S. 5-10 W. 1,005.4 feet to an old iron pin at the corner of property of Blanche Eugenia Hudson; and running thence along the line of said property, the following courses and distances: S. 49-39 W. 237.3 feet to an iron pin; N. 78-23 W. 229.15 feet to an iron pin; S. 13-31 W. 233.2 feet to an iron pin; S. 78-22 E. 420 feet to an iron pin on the western side of Hudson Road; running thence with the western side of Hudson Road, S. 31-20 W. 9 feet to an iron pin; and running thence with the western side of Hudson Road as the line, the traverse lines being S. 13-01 W. 100 feet to an iron pin; S. 8-37 W. 133 feet to an iron pin; S. 7-15 W. 847.3 feet to the point of beginning.

The within mortgage is subject to the terms set forth in the commitment letter from South Carolina National Bank dated July 31, 1972, to Southland Properties, Inc. which terms are part of the conveyance of this mortgage and are binding on the mortgagor and mortgagee.

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.