

centerline of the Southern Railroad lead track, and being more particularly described as follows:

BEGINNING at an iron pin in the most northern corner of the herein described tract, said pin being on the intersection of the right-of-way lines of Echelon Road and Perimeter Road; thence from the beginning corner and along the western right-of-way of Perimeter Road S. 22-18 E. 309.9 feet to an iron pin; thence leaving the right-of-way of Perimeter Road and along a new line through the lands of Donaldson Center S. 68-18 W. 299.45 feet to an iron pin on the centerline of the lead track of Southern Railroad right-of-way; thence along the centerline of the railroad right-of-way N. 22-27 W. 309.9 feet to an iron pin on the southern right-of-way of Echelon Road; thence leaving the Southern Railroad right-of-way and along the southern right-of-way line of Echelon Road N. 68-18 E. 300.3 feet to the point of beginning, and containing 2.13 acres, more or less, and more fully identified by a tract map dated May 2, 1972, prepared by Campbell & Clarkson, Surveyors.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances of the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines, and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basing, pipes, faucets, and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, 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 executors, administrators, 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 Premises unto the said CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, Greenville, South Carolina, its successors and assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said CAROLINA