

the joint rear corner of the land herein described and a parcel of land designated as containing 9.97 acres; thence running with the common boundary of said adjoining parcel N. 54-22 E. 943.13 feet to an iron pin on the southwest side of U. S. Highway 276; thence running with the southwest boundary of said highway S. 35-38 E. 500 feet to an iron pin, the point of beginning. This parcel of land contains, according to the above referenced plat, 9.17 acres; it is a portion of that property conveyed to the Grantor by deed of J. R. Richardson recorded in the RMC Office for Greenville County, South Carolina in Deed Book 800, Page 425.

ALSO all that piece, parcel or lot of land lying and being on the southwest side of Blakely Road, north of the Town of Simpsonville, in Greenville County, South Carolina, being contiguous and part of the above described property and having, according to the above mentioned survey made by Piedmont Engineers & Architects, the plat for which has been recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-P, Page 43, the following metes and bounds, to wit:

BEGINNING at an iron pin in Blakely Road, which iron pin is located approximately 140.80 feet to the northwest of the joint rear corner of the above described 9.17 acre tract, running thence S. 40-57 W. 459.45 feet to an iron pin; thence running N. 68-57 W. 511.33 feet to an iron pin; thence running N. 19-28 E. 496.43 feet to an iron pin; thence running S. 28-42 E. 58.10 feet to an iron pin in the said Blakely Road; thence running with the said Blakely Road, the following courses and distances: S. 62-53 E. 77.50 feet to an iron pin; S. 70-32 E. 149.07 feet to an iron pin; thence S. 70-32 E. 4.25 feet to an iron pin; thence S. 70-54 E. 179.32 feet to an iron pin; thence S. 69-14 E. 138.57 feet to an iron pin; thence S. 51-25 E. 97.70 feet to an iron pin, the point of beginning. This parcel of land contains, according to the above referenced plat, approximately 6.29 acres; it is a portion of that property conveyed to the Grantor by deed of Maude B. Richardson, Helen Blakely and Jeff Richardson, Jr., as Executor under the Will of Kate Blakely, deceased, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 800, Page 433.

The above conveyances are subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights of way, if any, affecting the above described property.

The Grantee is to pay 1973 taxes.

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 gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, 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 heirs, 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 said Premises unto the said mortgagee(s) **its** heirs, successors and Assigns. And do hereby bind **its** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), **its** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.