

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 Greenville, S.C., its successors and assigns, the

following described real estate situated in the County of Greenville State of South Carolina ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown on plat entitled "Property of Prevues Unlimited, Inc." prepared by Dalton & Neves Company, Engineers, dated December, 1973, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of Emily Lane and Carol Drive and running thence with the northern side of Emily Lane, N. 83-32 W. 90 feet to an iron pin; thence, S. 89-52 W. 100 feet to an iron pin; thence, S. 84-30 W. 100 feet to an iron pin; thence, S. 82-24 W. 1278 feet to an iron pin; thence leaving said Emily Lane and running N. 7-32 W. 300.3 feet to an iron pin; thence, S. 82-49 W. 119.9 feet to an iron pin; thence, N. 53-48 W. 413.5 feet to an iron pin; thence, N. 69-09 W. 45 feet to an iron pin; thence, N. 79-10 W. 520.1 feet to an iron pin; thence, S. 29-20 W. 240 feet to an iron pin; thence, S. 9-07 E. 570.6 feet to an iron pin on the northern side of Emily Lane; thence with said Emily Lane, S. 82-36 W. 519 feet to an iron pin; thence leaving said Emily Lane and running N. 71-42 W. 807.3 feet to an iron pin; thence with the eastern side of Old Grove Road, N. 31-51 E. 249.5 feet to an iron pin; thence, N. 30-50 E. 600.5 feet to an iron pin; thence, N. 29-41 E. 449.1 feet to an iron pin at corner of property, now or formerly of Kerns; thence with Kerns property, S. 60-30 E. 290 feet to an iron pin; thence, N. 29-31 E. 149.7 feet to an iron pin; thence, N. 25-56 E. 231.5 feet to an iron pin; thence leaving Kerns property and running S. 79-50 E. 986 feet to an iron pin; thence, S. 63-42 E. 242.2 feet to an iron pin; thence, S. 50-58 E. 310.3 to an iron pin; thence, S. 45-05 E. 150 feet to an iron pin; thence, N. 44-53 E. 293.8 feet to an iron pin; thence, S. 49-55 E. 145 feet along the western side of Carol Drive to an iron pin; thence, S. 52-05 E. 125 feet to an iron pin; thence leaving Carol Drive and running, S. 35-51 W. 301 feet to an iron pin; thence, S. 65-05 E. 240 feet to an iron pin; thence, S. 72-30 E. 100 feet to an iron pin; thence, N. 23-15 E. 273.5 feet to an iron pin on the western side of Carol Drive; thence, S. 67-0 E. 120 feet to an iron pin; thence, S. 60-35 E. 105 feet to an iron pin; thence, S. 57-05 E. 145 feet to an iron pin; thence, S. 53-26 E. 539 feet to an iron pin at the intersection of Carol Drive and Emily Lane; thence with said interesection, S. 25-30 W. 16 feet to an iron pin, the point of beginning.

of
It is anticipated that the within described property will be subdivided into lots consisting one acre each and the mortgagor agrees to release any such lot from the lien of this mortgage upon payment to it of the sum of \$5,500.00, which payment shall be applied toward the next insuing payment of principal.

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 Greenville, S.C., 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 Greenville, S.C., 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.

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