

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 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, in Greenville County, South Carolina, being shown and designated as 17.33 acres to center line of road, as shown on a plat entitled "Survey for Community Properties, Inc.", dated January 8, 1974, by Piedmont Engineers, Architects and Planners, said plat being recorded in the Greenville County Court House in Plat Book 5F at Page 17 , and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap located in center line of the roadbed of Brooks Road at a point S. 32-46 W. 660 feet, plus or minus, from the southwestern point of intersection of Brooks Road with Adams Mill Road and running thence N. 50-00 W. 25 feet to an old iron pin; thence N. 50-00 W. 19 feet to another old iron pin; thence running with the joint line of property now or formerly owned by G. L. Thomason N. 50-00 W. 1251.95 feet to an iron pin; thence S. 18-52 W. 100 feet to an iron pin; thence S. 12-22 W. 162 feet to an iron pin; thence S. 22-34 W. 118.95 feet to an iron pin; thence S. 28-33 E. 178.14 feet to an iron pin; thence S. 36-37 W. 621.97 feet to an iron pin; thence S. 42-49 E. 240.1 feet to an old stone corner; thence along the joint line with property now or formerly belonging to South Carolina National Bank, as Trustee, N. 67-36 E. 833.15 feet to an iron pin; thence continuing with the joint line with property now or formerly owned by South Carolina National Bank, as Trustee, S. 36-26 E. 366.57 feet to a nail and bottle cap in the center line of Brooks Road; thence along the center line of Brooks Road N. 32-46 E. 417.1 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Marva Lee Putnam (now Marva Lee Putnam Smith) recorded at the Greenville County, South Carolina R. M. C. Office immediately prior to the recording thereof of this mortgage.



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 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 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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