

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot 77 of a subdivision known as Stratton Place according to plat thereof dated July 14, 1972, prepared by Piedmont Engineers & Architects and recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37 and being more fully shown on a plat entitled "Revision of Lots 76 and 77" prepared by Piedmont Engineers & Architects dated August 30, 1974, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Providence Square, joint front corner of Lots 77 and 78 and running thence with the northern side of Providence Square, N. 76-20 W. 125 feet to an iron pin at the corner of Providence Square and Coventry Road; running thence with the curvature of said intersection, the chord of which is N. 25-20 W. 30.45 feet to an iron pin on the eastern side of Coventry Road; thence with the eastern side of Coventry Road, N. 25-55 E. 147.23 feet to a new iron pin located 12.77 feet from the joint front corner of Lots 76 and 77; running thence along a new line through Lot 77, S. 81-27 E. 116.4 feet to a new iron pin located 4.2 feet from the joint line of Lots 76, 77 and 78; running thence along the joint line of Lots 77 and 78, S. 14-32 W. 178.1 feet to the point of beginning;

The within mortgage is subject to the terms set forth in the commitment letter from The South Carolina National Bank dated August 19, 1974, which terms are part of the conveyance of this mortgage and are binding on the mortgagor and mortgagee.

This mortgage is given for the purpose of securing a loan for the purpose of constructing a house on the above property.

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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