

1302-700

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 OF CHARLESTON, Cheraw Branch, 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 tract of land, with improvements thereon, situate, lying and being in Travelers Rest, Greenville County, South Carolina, containing 12 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of West Road at a point in line with the Extension of Cooper Street and running thence with West Road, S 66-45 W for a distance of 81 feet; thence S 22-15 E for a distance of 165 feet; thence S 66-45 W for a distance of 100 feet; thence N 22-15 W for a distance of 165 feet to a point on West Road; thence with West Road S 66-45 W for a distance of 501.44 feet; thence S 24-30 E for a distance of 970.86 feet; thence N 54-30 E for a distance of 104.28 feet; thence N 38 W for a distance of 11.8 feet; thence N 28 E for a distance of 87.78 feet; thence N 30 E for a distance of 97.68 feet; thence N 29 E for a distance of 85.8 feet; thence N 38 W for a distance of 39.6 feet; thence N 31 E for a distance of 297 feet; thence N 20 E for a distance of 219.78 feet to a point on Cooper Street where same makes a turn in an easterly direction; thence N 24-30 W for a distance of 396 feet to the point of beginning.

WITH THE EXCEPTION THEREFROM that certain lot measuring 165 feet by 81 feet heretofore conveyed to one J. R. Sullivan.

This is the identical property conveyed to Great Southern Warehouses, Inc. by deed of Monie D. Glenn dated December 12, 1966, and recorded in Deed Book 810 at page 432, in the Office of the Register of Mesne Conveyance, Greenville County, South Carolina, WITH the exception as stated hereinabove.

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 OF CHARLESTON, Cheraw Branch, 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 OF CHARLESTON, Cheraw Branch, 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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