

BEGINNING at an iron pin on the southeastern side of Old Buncombe Road at the corner of property owned by the Greenville County School District which point is located 414 feet in a northerly direction from the northeastern corner of the intersection of Old Buncombe Road and Thompson Road, and running thence along said Old Buncombe Road N. 15-59 E. 40.71 feet to an iron pin; thence S. 63-19 E. 137.57 feet to an iron pin; thence N. 26-41 E. 192 feet to an iron pin; thence N. 63-19 W. 173.84 feet to an iron pin on the southeastern side of Old Buncombe Road; thence along said Road N. 15-59 E. 50.89 feet to an iron pin; thence S. 63-19 E. 183.29 feet to an iron pin; thence N. 26-41 E. 280 feet to an iron pin; thence N. 63-19 W. 236.2 feet to an iron pin on the southeastern side of Old Buncombe Road; thence along said Road N. 15-59 E. 48.05 feet to an iron pin; thence continuing along said Road N. 17-09 E. 2.84 feet to an iron pin; thence S. 63-19 E. 270.60 feet to an iron pin; thence N. 26-41 E. 192 feet to an iron pin; thence N. 56-41 E. 47.5 feet to an iron pin on the western side of the ramp leading to U. S. Highways Nos. 25 and 276; thence along the western side of said ramp S. 33-28 E. 25 feet to an iron pin; thence S. 56-41 W. 41 feet to an iron pin; thence S. 26-41 W. 195.2 feet to an iron pin; thence S. 63-19 E. 395 feet to an iron pin; thence S. 26-41 W. 602 feet to an iron pin; thence N. 63-19 W. 575 feet to the point of beginning. The above property is a portion of that conveyed to the Mortgagor by deed of Taylor & Mathis in Deed Book 1039, Page 48, 7/1/76. Together with all and singular the easements, ways, rights, privileges, members,

hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), and together also with all shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the above described premises, with the appurtenances thereto, unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the mortgage

0947

4328 RV-21