

N. 0-23 E. 407.6 feet to an iron pin; thence S. 89-37 E. 57 feet to an iron pin; thence S. 46-17 E. 65.4 feet to an iron pin; thence S. 89-37 E. 255.4 feet to an iron pin in the western edge of said Poinsett Highway; thence along said Highway S. 0-23 W. 955.8 feet to an iron pin, the point of beginning.

EXCLUDING HOWEVER, that certain tract of land on the northern edge of the above described tract 15 feet in width and paralleling the northern boundary of said above tract as follows: Beginning at a point which is 42 feet S. 89-37 E. from the extreme northwestern boundary and running thence S. 46-17 E. 65.4 feet to a point; thence turning and running S. 89-37 E. 255.4 feet to a point in the western edge of said Poinsett Highway, which point is 15 feet from the extreme northeastern boundary of the above described tract. This tract which is excepted from the lien of this mortgage is subject to an agreement previously executed regarding ingress and egress into the access road shown on the aforesaid plat and the property which is the subject of this mortgage.

**Derivation\*\***

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, and together also with all shades, wall-to-wall carpeting, screens, and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, 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, readyances 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 debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.
3. That the Mortgagor is lawfully seized of the premises hereinabove described in fee simple has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

\*\*Derivation - Being the same property conveyed to Travelers Rest Plaza, Inc. by deed of George Coleman, Sr. and John J. White, recorded September 29, 1964, in Deed Book 758, Page 385, and by deed of George L. Coleman, Sr. and George L. Coleman, Jr., recorded herewith in the R.M.C. Office for Greenville County.

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