

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Old Sulpher Springs Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and shows as a 5.5 acre tract on a plat of property of Goldston Transfer, Inc., prepared by C. O. Riddle, dated August, 1968, and according to said plat, has the following metes and bounds:

190 - 545.2 - 1 - 2.1

BEGINNING at an iron pin on the Southern side of Sulpher Springs Road at the joint corner of this tract and property now or formerly of John Earle Styles and running thence along the joint line of said tract S. 24-47 E. 626 feet to an iron pin; running thence along a new line through the property now or formerly of Alma Jean Brown S. 52-26 W. 390 feet to an iron pin in the line of property now or formerly of Charles W. and Margaret C. Newton; running thence with that lot N. 36-04 W. 298.6 feet to an iron pin; running thence S. 76-26 W. 27.8 feet to an iron pin on the Eastern side of Old Sulpher Springs Road; running thence with the Eastern side and Southern side of said road the following courses and distances: N. 2-24 W. 223 feet; N. 9-31 E. 85 feet; N. 37-06 E. 85 feet; N. 52-53 E. 122.7 feet; N. 46-28 E. 75 feet; N. 30-03 E. 82.3 feet to an iron pin, the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, 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 heirs, executors, administrators, 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 Obligations and to be covered by this mortgage.