

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 101 Graystone Boulevard, Columbia, 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, lot or tract of land situate, lying and being in the State of South Carolina, County of Greenville on the Southwestern edge of Kellett Park Drive, as shown on survey entitled, "Foundation Survey For Kellett Park, Inc.", dated June 28, 1983, prepared by C. O. Riddle, RLS, recorded in the Greenville County RMC Office in Plat Book 9F, at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern edge of the right-of-way of Kellett Park Drive, at the joint corner of Lots Nos. 4 and 5 of Kellett Park, Section One, and running thence along said right-of-way N. 46-02 20 W. 64.08-feet to a point; thence N. 51-50 W. 38-feet to a point along a curve to the left S. 83-10 W. 35.36-feet to a point on the Southwestern edge of the right-of-way of Bleinheim Court; thence with said right-of-way S. 38-10 W. 16-feet to a point; thence continuing along a curve of said right-of-way, S. 50-15 W. 70-feet to a point at the joint corner of Lots 5 and 6; thence S. 20-09-40 E. 78.0-feet to a point; thence N. 69-50-20 E. 50.50-feet to a point at the corner of Lots Nos. 3 and 4; thence N. 20-09-40 W. 12-feet to a point; thence along Lot No. 4, N. 46-50-20 E. 18-feet to a point; thence N. 69-50-20 E. 24-feet to a point; thence N. 46-50-20 E. 63.91-feet to a point on the Southwestern edge of the right-of-way of Kellett Park Drive, the point and place of beginning.

This being the same property conveyed to the mortgagor by deed of Gilreath/Small Development Company dated May 20, 1983 and recorded in the Greenville County R.M.C. Office on May 20, 1983 in Deed Book 1188, at Page 621.

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 101 Graystone Boulevard, Columbia, 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, 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.