

to a railroad iron in the easterly margin of Commerce Road; thence with the easterly margin of Commerce Road in three courses: (1) N 41° -45' W, 1187.49 ft. to a railroad iron, (2) A curve to the right having a radius of 1589.51 ft., 586.75 ft. to a railroad iron, (3) N 20° - 36' W, 342.02 ft. to the point of beginning, containing 15.086 acres, more or less, as shown with red lines on print of Drawing O-116, dated May 14, 1965, last revised April 14, 1966, and being all that parcel of land conveyed by Piedmont and Northern Railway Company to P and N Realty Company by deed dated April 1, 1966, and recorded in Deed Book 795, page 505, Office of R.M.C., Greenville County, S. C., plus a proposed 159,474 square foot grocery and produce building with 13,275 square feet of platforms attached, and a 4,000 square foot empties operating building; rail siding, driveways, parking areas and all other improvements to be constructed thereon.

This mortgage is to also cover and include all fixtures and equipment/ owned by the mortgagor and to be hereafter put, installed or placed upon the foregoing described real estate, including but not limited to, all heating and air conditioning equipment. ~~and other items owned by the mortgagor~~

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, ~~its~~ ^{its} successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's ~~successors~~ successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.