

AND

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All that piece, parcel or tract of land, being shown and designated as a part of No. 1 on plat entitled "Survey for Commodity Warehouse Company, Inc.", by Piedmont Engineers & Architects, dated September 10, 1964, revised October 12, 1964, and, having according to more recent survey by Piedmont Engineers & Architects, dated December 8, 1969, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southerly side of Donkle Drive which iron pin is on the Westerly right of way line of the Seaboard Coast Line Railroad and running thence along the Southerly side of Donkle Drive N. 64-20 W. 157.96 feet to an iron pin; thence continuing with Donkle Drive N. 51-48 W. 254 feet to an iron pin at corner of other property of mortgagor; thence along the line of other property of mortgagor S. 35-49 W. 407 feet to an iron pin; thence continuing S. 25-30 W. 99.61 feet to an iron pin; thence continuing N. 73-28 W. 23 feet to an iron pin; thence continuing further along the line of other property of the mortgagor S. 35-49 W. 323 feet; thence along the line of other property of the mortgagor S. 54-11 E. 413 feet to an iron pin on the Westerly right of way line of the said Seaboard Coast Line; thence along said right of way line N. 35-49 E. 852.75 feet to an iron pin on the Southerly side of Donkle Drive to the point of beginning, and containing 7.84 acres, more or less. The abovedescribed tracts are subject to existing easements, rights of way and reservations.

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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 OF CHARLESTON, Greenville, S. C. Branch, 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 OF CHARLESTON, Greenville, S. C. Branch, 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.