

Continued from reverse side:

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This is the identical property conveyed to the grantor herein by deed of John J. Martin, Jr. and Dorothy Law Martin, dated July 9, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 871 at page 481 on July 11, 1969.

TOGETHER WITH all the right, title and interest of the grantor herein in and to an access easement from Haywood Road to the premises hereinabove described, said access easement being 35 X 118 feet in length, running with the land, and being described as follows:

All that certain piece, parcel or strip of land containing 0.10 acres, more or less, situate, lying and being on the Western side of the right of way for Haywood Road near the City of Greenville, County of Greenville, State of South Carolina, and having according to said plat referred to hereinabove the following metes and bounds:

BEGINNING at an iron pin on the Western side of the right of way for Haywood Road at the joint corner of property now or formerly of Watson, et al, and the premises herein described and running thence with the Western side of the right of way for Haywood Road S. 0-02 E. 35.01 feet to an iron pin on the Western side of the right of way for Haywood Road at the joint corner of the premises now or formerly leased to Caper House, Inc.; thence with the line of property now or formerly leased to Caper House, Inc. N. 88-24 W. 119 feet to an iron pin in the line of the 0.23 acre tract hereinabove described; thence with the line of the 0.23 acre tract hereinabove described N. 1-36 E. 35 feet to an iron pin in the line of property now or formerly of Watson, et al; thence with the line of property now or formerly of Watson, et al, S. 88-24 E. 118 feet to the point of beginning.

This is the identical access easement granted to the grantor herein by deed of John J. Martin, Jr. and Dorothy Law Martin, dated July 9, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 871 at page 481 on July 11, 1969.

TOGETHER WITH all the right, title and interest of the grantor herein in and to that certain leasehold estate created by and between Phillips Petroleum Company as Lessor and Caper House, Inc. as Lessee by unrecorded lease dated December 9, 1971, said leased premises having the following metes and bounds:

All that certain piece, parcel or tract of land containing 0.14 acres, more or less, situate, lying and being on the Western side of the right of way for Haywood Road and having according to a plat entitled "Survey for Caper House, Inc.", referred to hereinabove, the following metes and bounds:

BEGINNING at an iron pin on the Western side of the right of way for Haywood Road at the joint corner of the 35 foot easement hereinabove described and the property herein described and running thence with the Western side of the right of way for Haywood Road S. 0-02 E. 65.14 feet to an iron pin on the Western side of the right of way for Haywood Road and property  
(Continued on attached rider)

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 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 indebtedness herein mentioned and to be covered by this mortgage:

TO HAVE AND TO HOLD all and singular the said Premises unto the said Caper House, Inc.,  
....., its successors and Assigns. And WE .....do hereby bind  
.....Heirs, Executors and Administrators to warrant and forever defend all and singular  
the said Premises unto the said Caper House, Inc. .....its successors and  
Assigns, from and against ourselves as partners and our ..... Heirs, Executors,  
Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.