

bounds according to plat entitled "Survey for T & S Brass and Bronze Works, Inc.", dated October 10, 1978, by Piedmont Surveyors:

BEGINNING at an iron pin (P.O.B.) on the western margin of the right-of-way of Old Buncombe Road which pin is located 560.8 feet, south of the intersection of said right-of-way of Old Buncombe Road with the southern margin of the right-of-way of Williams Circle, said beginning point being also the southeast corner of the property of Jessie E. League (now or formerly); thence from said point of beginning running with said right-of-way of Old Buncombe Road, S. 02-32 E. 202 feet to a point; thence S. 04-18 E. 123 feet to a point at the intersection of a proposed road; thence with the north margin of the right-of-way of said proposed road four calls and distances as follows: (1) S. 32-55 W. 39.8 feet to a point; (2) S. 70-24 W. 261.73 feet to a point; (3) S. 80-12 W. 89.08 feet to a point and (4) N. 80-26 W. 88.94 feet to a point; thence partially with the north margin of said right-of-way (and an extension of same), N. 70-38 W. 636.40 feet to a point; thence N. 19-22 E. 659.84 feet to a point; thence S. 63-56 E. 110.9 feet to a point; thence S. 26-04 W. 5 feet to a point; thence S. 63-56 E. 30 feet to a point; thence N. 26-04 E. 5 feet to a point; thence S. 63-56 E. 420 feet to a point; thence S. 65-05 E. 334.04 feet to the iron pin at the place of BEGINNING.

The aforesaid plat of Piedmont Surveyors is incorporated herein by reference as a part hereof.

The said property is that conveyed to T & S Brass and Bronze Works, Inc. by J. Peace and Associates, Ltd., by deed dated May 15, 1978, and recorded in the Register of Mesne Conveyances Office for Greenville County, South Carolina in Deed Book 1079 at page 171.

TOGETHER with all buildings and improvements now or hereafter located on any of the aforesaid real estate; and

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Mortgagor, in and to the same and of, in and to every part and parcel thereof; and

TOGETHER with a security interest in all personalty and fixtures attached or at any time hereafter to be attached to said property or to the buildings and other improvements located thereon, and including construction materials, supplies and equipment owned by Mortgagor and delivered to the property and used or usable in the construction of improvements thereon, including, but without limiting the generality of the foregoing, all heating, plumbing, air-conditioning, freezing, lighting, laundry, incinerating and power installations and equipment; all engines, pipes, pumps, tanks, motors, conduits and switchboards; all lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; all boilers, ranges, refrigerators, furnaces, oil burners or units