

Kellett Drive N. 85-40 E. 25 feet to an iron pin on Kellett Drive; thence N. 20-36 W. 196 feet to an iron pin; thence N. 70-52 E. 430.9 feet to an iron pin; thence N. 61-28 E. 215.6 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road N. 30-47 E. 12 feet to the point of beginning.

For derivation of title see records of the Estate of George N. Gault, deceased, recorded in the Greenville County Probate Court in Apartment 1535, file 6; see also deed from Emma B. Kellett to George N. Gault and Kenneth M. Williams recorded May 9, 1966, in Deed Book 798, Page 43; see also deed from Berry's, Inc. to George N. Gault and Kenneth M. Williams recorded August 23, 1965, in Deed Book 780 at Page 471.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), and together also with all furnishings, fixtures, equipment, carpeting, shades, screens, awnings, landscaping, plumbing materials, other utility materials, fixtures and equipment, all heating, cooling, air conditioning and lighting fixtures, equipment, and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation on the premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the above described premises with the appurtenances thereto, unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants

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