

feet; thence South 44° 30' East, three hundred feet and eighty-two hundredths of a foot (300.82), more or less, to a corner; thence South 31° 30' East, a distance of one thousand three hundred nineteen and two tenths (1319.2) feet to point of intersection (marked by a stake) with the projection Northeastwardly of the Northwesterly boundary of a lot now or formerly known as the Taff Lot; thence South 43° 00' West, along said projection and the rear property line of said Taff Lot, a distance of two hundred sixty-one and three-tenths (261.3) feet, more or less, to the Northwesterly corner of said Taff Lot; thence South 47° 00' East, along the Southwesterly line of said Taff Lot, a distance of three hundred twenty-five (325) feet, more or less, to the point or place of beginning.

Being the identical property conveyed to the mortgagors by deed of Georgia Industrial Realty Company dated March 10, 1948 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 338, at Page 447.

ALSO, all our leasehold interest in and to that certain water system including tank, reservoir, pumps, pipe lines and other facilities, easements, rights and interests as described and conveyed in lease of Georgia Industrial Realty Company to mortgagors dated March 13, 1948 of record in the R. M. C. Office for Greenville County in Deed Book 340, page 313, and in deed made by the said Georgia Industrial Realty Company to mortgagors dated March 10, 1948, recorded in the R. M. C. Office for Greenville County in Deed Book 338, page 447.

ALSO, all rights and interest which the mortgagors have in and to any and all spur tracks, side tracks or other transportation facilities now located on or used in connection with the warehouse building situate on the above described property, it being the intention of the mortgagors to include in this mortgage the land and buildings located on the above property and also all rights and interests pertaining to a water system referred to above and all rights in and to any side tracks or other facilities belonging to or hereafter acquired by the mortgagors and used in connection with said property.

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 the 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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And _____ do hereby bind _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against _____ Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.