aforesaid plat the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the tract herein-above described and on the Southern edge of the right-of-way of the Piedmont & Northern Railroad, and running thence with the Southern edge of the said right-of-way the following courses and distances: N. 47-49 E. 319.2 feet; N. 48-39 E. 100 feet; N. 51-20 E. 100 feet; N. 55-13 E. 100 feet; N. 59-19 E. 100 feet; N. 63-31 E. 100 feet; N. 67-43 E. 100 feet; N. 71-55 E. 112.6 feet to a point in the center of the Buncombe Road; thence with the center of the Buncombe Road S. 33-49 E. 41.6 feet to a point; thence N. 88-25 W. 125 feet to a point which is 20 feet South of the Southern edge of the right-of-way of the Piedmont & Northern Railroad; thence follow-ing the same courses and distances as shown on the right-of-way line and parallel thereto for a total distance of 919 feet, more or less, to inter-sect the N. 29-30 W. line of the two-acre lot hereinabove described at a point S. 29-30 E. 20.5 feet from the Northeastern corner of the tract hereinabove described; thence with the line of said tract N. 29-30 W. 20.5 feet to the point of beginning.

ALSO: The following chattels located on the above described property:
1 - 30,000 Gallon Propane Storage Tank, Serial No. 235333;
1 - Corken 7½ H.P. Pump Serial No. 57739-5;
1 - Corken 5 H.P. Compressor, Serial No. 243380
1 - Compressor Motor No. 12 AK 15760
1 - Pump Motor No. 2 AL 10828; Railroad Siding; Fence; Bottle Filling House; Scales, and other equipment.

ALSO the mortgagor herein assigns, transfers and sets over to the mortgagee all the rent due and to become due upon the above described premises under the terms of that certain lease by and between Greer Gas & Appliance Company and Phillips Petroleum Company dated December 20, 1955, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Volume 557 at page 123. The proceeds of said rents to be applied at the option of the mortgagee in payment of taxes, upkeep, interest or upon the principal amount of said loan. The said lease being assigned herein as additional security to the loan which this mortgage secures.

The mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby, an amount estimated by the mortgagee to be sufficient to enable the mortgagee to pay as they become due, all taxes, assessments, and similar charges upon the premises subject thereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the mortgagor with the mortgagee upon demand by the mortgagee. Any default under the paragraph shall be deemed a default in payment of taxes, assessment or similar charges hereunder.

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 free-hold 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 Wachovia Bank and Trust Company /Greer Gas & Appliance Company, Inc. its successors and Assigns, And/ XXX hereby binds Successors and Assigns itself and its/ XXXXXXXXXXXXXXXXXXXX to warrant and forever defend all and singular the said Premises unto the said Wachovia Bank and Trust Company its successors and Assigns, from and against Greer Gas & Appliance Company, its Successors and Assigns, XXXXXXXXXXXXXXX, and every person whomsoever lawfully claiming or to claim the same or any part thereof.