

and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

BEGINNING at an iron pin at the intersection of the northwest side of Whitner Street and southwest side of Buncombe Street, extending thence (1) with the southwest side of Buncombe Street North 39 degrees 40 minutes West 128.5729 feet to a point (the said southwest line of Buncombe Street being the southwesterly line of land conveyed by The Atlantic Refining Company to the City of Greenville for the widening of Buncombe Street in a certain deed dated November 3, 1949, duly recorded in the Deed Records of Greenville County, South Carolina); and thence (2) along the southeasterly line of lands conveyed by The Atlantic Refining Company to Walter S. Griffin, Jr., in deed dated March 10, 1950, duly recorded in the aforesaid Deed Records South 47 degrees 33 minutes 56 seconds West 124.59 feet, more or less, to a point; thence (3) along land conveyed to W. S. Griffin, Jr., as aforesaid northwestwardly 3.5 feet to a point; thence (4) South 49 degrees 00 minutes West 47.1 feet to a point at an angle in the line of land herein conveyed; thence (5) South 31 degrees 35 minutes West 23.5 feet to a point at a corner; thence (6) South 62 degrees 03 minutes East 183 feet to a point in the said northwest side of Whitner Street; thence (7) along the said northwest side of Whitner Street North 27 degrees 44 minutes East 134.8 feet to the first mentioned point and place of beginning.

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 buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon, or used, useful, or necessary or adapted for, the present operation of said property, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all radios and television sets; employees' uniforms, superintendent and janitor supplies, carpets, rugs and other floor coverings, 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 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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, its Successors and Assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.