

and by these Presents do grant, bargain, sell and release unto the said Perry S. Luthi as Trustee for Kull Trust, his heirs and assigns forever:

ALL that piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being in the intersection of Rangeview Circle and White Horse Road and containing approximately six (6) acres, more or less. This is the same property shown on the Auditor's Block Book recorded in School District 308 as B-13.3-1-6 and is all of the remaining property on White Horse Road owned by the late States W. Jolly at the time of his death.

See the records of the Probate Court filed in Apartment 1086, File 18.

This is a portion of the property conveyed to States W. Jolly by Ben Lewis. See deed recorded in Deeds Volume 179, Page 214, and deed recorded in Deeds Volume 937, Page 232.

Less a tract of 100 feet fronting on the Eastern side of White Horse Road and having a depth on the South of 454.5 feet and on the North 442.2 feet to Clarence E. Tolly and George F. Tolly, Jr., deed dated September 7, 1972 and a tract of 112 feet fronting on White Horse Road and having a depth of 110 feet conveyed to Lewis Stathous by deed dated January 14, 1974.

This conveyance is made subject to any existing easements, rights-of-way, reservations and restrictions.

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 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 mortgagee, his heirs, successors and Assigns. And CBR, Inc. does hereby bind its Successors and Assigns to warrant and forever defend all and singular the said Premises unto the said mortgagee, his heirs, successors and Assigns, from and against the mortgagor, its Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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