

S. 77-28 E. 135 feet to an iron pin; thence N. 24-18 E. 357.0 feet to an iron pin in the line of Joe F. Martin property; thence with said property N. 39-20 W. 1083.6 feet to an iron pin on the eastern side of White Horse Road; thence with White Horse Road S. 0-13 W. 528.9 feet to an iron pin; thence continuing with White Horse Road S. 0-44 E. 730.3 feet to an iron pin, the point of beginning.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

This conveyance is specifically subject to any right of way easement for White Horse Road or Tulane Avenue and the Duke Power line right of way, and any other restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

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 all other goods and chattels and personal property which are or shall be attached to any buildings and improvements on the premises 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.

The mortgage on this property is subject and subordinate to a prior Real Estate Mortgage made by the said Sagov S.A. (ZUG) to Alexander Sagov (U.S.A.), Inc. dated the 31st day of December, 1973 securing the penal sum of \$250,000.00 and assigned to First National Bank of South Carolina, presently a lien on the above described real property.

TO HAVE AND TO HOLD all and singular the said Premises unto Mortgagee and its successors and assigns forever. And it does hereby bind itself, its successors and assigns to warrant and forever defend all and singular