

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 Greenville, South Carolina, its successors and assigns, the

following described real estate situated in the County of Greenville, State of South Carolina

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Tollgate Road, in the City of Simpsonville, being shown and designated as Lot No. 9 on plat entitled "The Cedars", dated November 21, 1974, and recorded November 22, 1974, in Greenville County Plat Book 4-X at Page 93, and being further described by the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Tollgate Road, at the joint front corner of Lots 8 and 9, and running thence N. 74-51 E. 155 feet to an iron pin; thence running S. 15-9 E. 70 feet to an iron pin; thence running S. 64-15 W. 157.7 feet to an iron pin Tollgate Road; thence running along Tollgate Road, N. 15-9 W. 99 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the CITY OF Mauldin, on the southern side of Muscadine Drive, being shown and designated as Lot No. 21 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, and recorded in Greenville County Plat Book 4-R at Page 71, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Muscadine Drive at the joint front corner of Lots 21 and 22, and running thence S. 23-47 E. 140.9 feet to an iron pin; thence running S. 67-36 W. 158.1 feet to an iron pin; thence running N. 42-49 W. 40 feet to an iron pin; thence running N. 19-27 W. 88.36 feet to an iron pin on Muscadine Drive; thence along the curve of Muscadine Drive, the chord of which is N. 79-49 E. 35.2 feet to an iron pin; thence continuing along the curve of Muscadine Drive, the chord of which is N. 38-28 E. 34.97 feet to an iron pin; thence continuing along the curve of Muscadine Drive, the chord of which is N. 5-49 E. 21.1 feet to an iron pin; thence along Muscadine Drive, N. 53-29 E. 29.13 feet to an iron pin; thence continuing along Muscadine Drive, N. 55-42 E. 6.78 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, on the eastern side of Water Oak Way, being shown and designated as Lot No. 33 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, and recorded in Greenville County Plat Book 4-R at Page 71, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Water Oak Way, at the joint front corner of Lots 33 and 34, and running thence S. 42-19 E. 110 feet to an iron pin at the joint corner of Lots 32 and 33; thence running along the common line of Lots 32 and 33, N. 42-01 E. 189.57 feet to an iron pin on Shawn Drive; thence along Shawn Drive, N. 50-00 E. 99.60 feet to an iron pin; thence S. 83-32 W. 34.42 feet to an iron pin; thence along Water Oak Way, S. 37-04 W. 150 feet to 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.

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, 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, 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.

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