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and before the signing of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK ~~XXXXXXXXXXXX~~, its successors and assigns, the

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

All that piece, parcel or tract of land containing 3.68 acres, more or less, situate, lying and being on the Northeastern side of Blakely Road, near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, and having, according to a plat prepared by John A. Simmons, dated October 5, 1971, entitled "Property of Pelham Conestee Corporation", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-L at page 161, the following metes and bounds:

BEGINNING at a nail in the center of Blakely Road at the joint corner of the premises herein described and property now or formerly of Barber-Coleman Co. and running thence with the line of the said Barber-Coleman Co. property N. 54-15 E. 25 feet to a concrete monument on the Northeastern edge of the right of way for Blakely Road; thence continuing with the line of the said Barber-Coleman Co. property N. 54-15 E. 350 feet to a concrete monument; thence still continuing with the line of the said Barber-Coleman Co. property N. 54-15 E. 366 feet to an iron pin on the Southwestern edge of the right of way for U. S. Highway No. 276; thence with the Southwestern edge of the right of way for U. S. Highway No. 276 S. 35-45 E. 10 feet to an iron pin; thence with the line of property of Jeff R. Richardson, Jr., S. 54-15 W. 366 feet to an iron pin; thence with the line of the said Richardson property S. 35-45 E. 390 feet to a concrete monument; thence continuing with the line of the said Richardson property S. 54-15 W. 384.3 feet to a concrete monument on the Northeastern edge of the right of way for Blakely Road; thence S. 54-15 W. 25 feet to a nail in the center of Blakely Road; thence with the center line of Blakely Road as the line N. 30-51 W. 401.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Jeff R. Richardson, Jr., as Trustee under Irrevocable Trust Agreement, known as "The Hannah Richardson Trust", dated November 13, 1970, said deed being dated November 18, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 930 at page 176.

It is understood and agreed that any default under the terms and provisions of that certain promissory note of the Mortgagor herein to the Mortgagee herein, dated April 18, 1972, in the principal sum of \$150,000.00, and/or of the real estate mortgage securing the same and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1229 at page 587, shall constitute a default hereunder; and any default under the terms and provisions of this mortgage and the promissory note which the same secures shall constitute a default under the prior mortgage referred to in this paragraph, it being further understood and agreed that the liens of said mortgages shall be in every respect equal.

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 ~~XXXXXXXXXXXX~~, 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 ~~XXXXXXXXXXXX~~, 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.

The Mortgagor will deliver to the Mortgagee with reasonable promptness after the close of its fiscal year a balance sheet and statement of profit and loss setting forth in each case, in comparative form, figures for the preceding year. All financial statements of the Mortgagor shall be prepared in accordance with generally accepted accounting practice, certified by an independent public accountant or firm of public accountants reasonably acceptable to the Mortgagee.

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