

of 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
 its successors and assigns, the following described real estate situated in the County of Greenville
 State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of a fifty (50) ft. road leading from the Ashmore Branch Road and being shown on the plat of property prepared for Terry Properties, a partnership, dated October 20, 1976, prepared by Morgan and Applewhite Engineering Associates, Anderson, South Carolina, recorded in the RMC Office for Greenville County in Plat Book 57 at Page 94, containing 3.9551 acres and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in line of property now or formerly of Southeastern Sprinkler Co., Inc., said iron pin being S.26-21-43 E.235.33 ft. from an iron pin on the southeastern side of Ashmore Branch Road, said iron pin being at the corner of property of Jetmar Company, a partnership and property now or formerly of Southeastern Sprinkler Co., Inc., and running thence with the line of property now or formerly of Southeastern Sprinkler Co., Inc., S.26-21-43 E.382.39 ft. to an iron pin; thence turning and running with the property now or formerly of Southeastern Sprinkler Co., Inc. the chord of which is S.86-36-39 E.535.28 ft. to an iron pin at the property line for the right-of-way for the Southern Railway System lead track and running thence with said line of right-of-way on a curve, the chord of which is S.87-12-15 W.507.06 ft. to an iron pin; thence continuing with said right-of-way S.62-09 W.253.16 ft.; thence continuing with said lead track S.62-09 W.190.45 ft. to an iron pin; thence leaving said lead track and running with the line of property now or formerly of Jetmar Company, a partnership N. 27-51 W.323.40 ft. to an iron pin to a point on the southern side of a fifty (50) ft. road leading from the Ashmore Branch Road; thence with the southern side of said road N.62-09 E.190.45 ft. to an iron pin thence continuing N.62-09 E.139.76 ft. to an iron pin; thence with curve of said road the chord of which is N.17-53-39 E.174.46 ft. to an iron pin, the point of beginning.

Reserving, however, a non-exclusive use easement in and to the spur track leading from the Southern Railway lead track as shown on the above mentioned plat.

Also, together with a non-exclusive easement of ingress and egress in and to the street situate on the above described property being fifty (50) ft. in width and running from Ashmore Branch Rd. at a point at the joint corner of property now or formerly of Jetmar Company, a partnership and property now or formerly of Southeastern Sprinkler Co., Inc. and running thence along the line of property of Southeastern Sprinkler Co., Inc. from Ashmore Branch Road in a southeasterly direction as more particularly shown on the above mentioned plat.

Also, if any portion of the building or improvements shown on the above mentioned plat encroaches on the adjoining property now or formerly owned by Jetmar Company, a partnership, along the western boundary of said property as a result of settling or shifting of the improvements, or by reason of any deviation from the plat or plans and the construction or rebuilding of any improvements or portion thereof, an easement exists for the encroachment and for the maintenance of the same so long as the improvements shall exist.

Mortgagee shall have a first right of refusal to finance any improvements to the mortgaged property but shall not be obligated to do so. Mortgagor agrees to obtain mortgagee's prior consent to do any substantial structural enlargements, additions or to any secondary financing.

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
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 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
 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.

Same property conveyed to the mortgagors by deed recorded herewith.

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