

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 101 Greystone Blvd., Columbia, S.C., 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 on the southern side of Duncan Chapel Road (formerly known as Thompson Road), near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as a 7.792 acre, more or less, tract on a plat of Property of A.H. Rasche on a survey prepared by Richard D. Wooten, August 1, 1981, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Duncan Chapel Road, at the joint front corner of property now or formerly of Westmoreland, which iron pin is 325.09 feet southeast from the intersection of Duncan Chapel Road and Chaucer Road, and running thence with the southern side of Duncan Chapel Road S. 63-35 E. 394.52 feet to an iron pin in the line of property now or formerly of Langford; running thence with the joint line of that property S. 24-26 W. 194.65 feet to an iron pin; running thence S. 62-30 E. 153 feet to an iron pin in the center line of said Road, S. 24-26 W. 312.6 feet to an iron pin in the line of property now or formerly of Wheeler M. Thackston; running thence with the joint line of that property N. 86-38 W. 582.02 feet to an iron pin in the rear lot line of Lot No. 153 of a subdivision known as Northwood Hills, Section IV; running thence with the rear line of Lots Nos. 153, 154, 155, and 156 of said Subdivision N. 13-09 E. 587.1 feet to an iron pin in the line of property now or formerly of Westmoreland; running thence with the Westmoreland line S. 62-07 E. 145.37 feet to an iron pin; thence continuing with said property N. 13-09 E. 174.69 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by Deed of Perry J. McCarter & Mary E. McCarter, dated August 31, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1221-726.

This being the same property on which it is intended the "Furman Place Townhouses" will be constructed.

This being the identical property shown on plat entitled "Property of McCarter Resources & Development, Inc.", prepared by Landrith Surveying Company, dated August 22, 1984, and which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 10X-12.

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 101 Greystone Blvd., Columbia, S.C., 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, 101 Greystone Blvd., Columbia, S.C., 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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