

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 OF CHARLESTON, \_\_\_\_\_, its successors and assigns, the following described real estate situated in the County of Spartanburg, State of South Carolina:

All that lot or parcel of land located in the City of Spartanburg, County of Spartanburg, State of South Carolina, and shown and described as Lot A on Plat of Property of Dixie Associates, Inc., by Gooch & Taylor, Surveyors, dated December 16, 1964, revised August 30, 1965, and being more particularly described on said plat as follows: BEGINNING at an old iron pin on the northerly edge of North Pine Street and running thence along and with the northerly edge of North Pine Street N. 51-38 W. 215.7 feet to an iron pin; thence N. 46-30 W. 209.7 feet to an iron pin; thence N. 41-05 W. 209.8 feet to an iron pin; thence N. 38-05 W. 40.9 feet to an iron pin; thence N. 19-33 E. 1,299.8 feet to a pipe; thence S. 64-24 E. 645 feet to an old pipe; thence S. 20-37 W. 1,512.2 feet to an old iron pin at the northerly edge of North Pine Street, the point of beginning.

For a more particular description reference is expressly made to the aforementioned plat which is recorded in Plat Book 50, at page 666, R.M.C. Office for Spartanburg County. The above described property contains 20.53 acres, more or less.

ALSO: The following described real estate situated in the County of Spartanburg, State of South Carolina, in the County of Greenville, State of South Carolina, and in the County of Laurens, State of South Carolina, more particularly described and set forth in the attached documents, attached hereby, incorporated herein, and made a part of this mortgage, and marked "Exhibit A."

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 OF CHARLESTON, \_\_\_\_\_, 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 OF CHARLESTON, \_\_\_\_\_, 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.