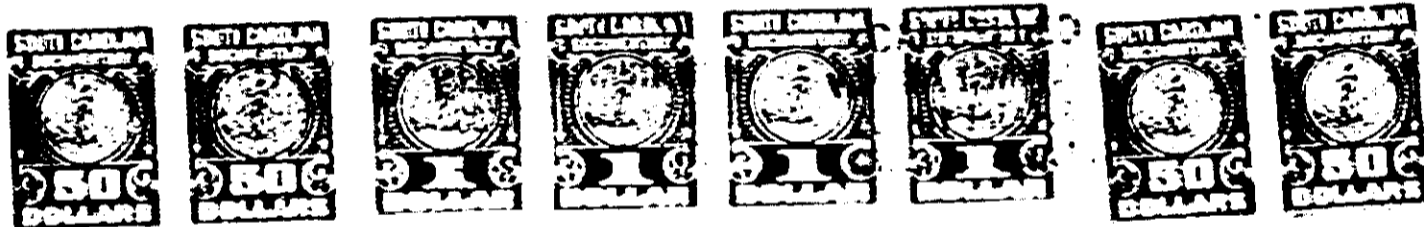


and before the signing of these presents, the receipt whereof is hereby acknowledged, the said real estate, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK ~~XXXXXXXXXXXX~~ its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Anderson Road and the northern side of Commerce Road, according to a plat entitled "Commerce Service Company" dated July 29, 1975, by Piedmont Engineers, Architects and Planners, said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southern right-of-way of Anderson Road, said iron pin being the northeast corner of the intersection of Commerce Road and Anderson Road and running thence with Anderson Road N. 38-55 F., 256.15 feet to an iron pin; thence S. 40-52 F., 50.80 feet to an iron pin; Thence S. 44-32 F., 127.64 feet to an iron pin at the edge of a concrete loading dock; thence N. 69-17 F., 24.92 feet to an iron pin; thence S. 20-36 F., 525.60 feet to an iron pin; thence S. 69-24 W., 325.18 feet to an iron pin on the eastern edge of Commerce Drive; thence with the eastern edge of Commerce Drive N. 20-36 W., 542.15 feet to an iron pin at the intersection of Commerce Drive and Anderson Road; thence continuing with said intersection N. 9-10 F., 19.84 feet to an iron pin, 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, which shall be

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.

\*deemed a security agreement with respect to all furniture, fixtures and equipment (as defined by the Uniform Commerce Code of the State of South Carolina), additions thereof or accessions thereto, belonging to Mortgagor and situated upon said property.

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