

along Wham Road S. 11-08 E. 40.5 feet; S. 11-28 E. 280 feet; S. 4-03 E. 50 feet; S. 2-07 W. 50 feet; S. 5-12 W. 100 feet; S. 5-57 W. 315 feet; S. 7-42 W. 100 feet; S. 8-57 W. 250 feet; S. 12-17 W. 347.2 feet; thence S. 50 W. 85.9 feet to a point in the center of Atlantic Coast Line Railroad; thence along said Railroad N. 18-48 W. 100 feet; N. 15-47 W. 100 feet; N. 12-47 W. 100 feet; N. 9-42 W. 100 feet; N. 6-44 W. 100 feet; N. 3-35 W. 100 feet; thence N. 1-47 W. 653.2 feet to a point in the center of said railroad; and being the line of R. H. and Lucia Boyd property; thence along the Boyd line, N. 87-57 E. 456.5 feet to an iron pin on the western side of Wham Road, being the point of beginning. Subject to 50 foot access road, as shown on the said plat.

Less, however, that portion of the above-described property heretofore conveyed to John C. Willis, by deed dated April 11, 1973 and recorded in the RMC Office in Deed Book 1092, at page 261.

The property conveyed hereby is the major portion of property conveyed to Segars & Willis Storage & Warehouse, Inc. by deed of George N. Gault dated May 29, 1965 and recorded in the RMC Office for Greenville County in Deed Book 774, at page 455.

- (b) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air-conditioning, plumbing and heating fixtures, mirrors, mantles, refrigerating plant, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Mortgagor in and to all property of any nature whatsoever now or hereafter situate on the premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto 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 secured by this mortgage.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor including but not limited to all rents, profits, issues and revenues of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving only the right to the Mortgagor to collect the same so long as the Mortgagor is not in default hereunder. In the event of default hereunder, the Mortgagee is hereby authorized to give notice to the tenant or tenants in said premises, and, thereafter said tenant or tenants shall pay said rents to the Mortgagee until notified in writing by the Mortgagee that payments to the Mortgagor may be resumed.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, his heirs and assigns forever.

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