

thence along the South side of Hampton Avenue, N. 47-46 W. 129 feet to an iron pin on the South side of Hampton Avenue at corner of property now or formerly of Mrs. Oulla; thence along line of the Oulla property, S. 24-31 W. 141 feet to an iron pin; thence continuing with the Oulla property S. 24-36 W. 33 feet to an iron pin; thence along line of other property of Textile Hall Corporation, S. 24-36 W. 345.75 feet, more or less, to an iron pin on the North side of West Washington Street; thence along the North side of West Washington Street, S. 65-17 E. 125.3 feet to the beginning corner.

The above described property embraces within its boundary a strip of land approximately 15 feet in width running from the North side of West Washington Street to a depth of 291.7 feet, more or less, through and along the East edge of the above described lot which was acquired by the corporation to be used as a driveway or private alley and it is the intention of the mortgagor that this mortgage shall cover all of its right, title and interest in and to said driveway, subject, however, to the rights of adjacent owners who may have the right to the use thereof as reserved by said owners in their respective deeds to the mortgagor or its grantors.

ALSO all the right and interest of the mortgagor in and to use of a 9-foot walkway leading from the East edge of the above described lot to the West side of North Academy Street, all of which is shown on plat made by Dalton & Neves, Engineers, above referred to.

ALSO all that lot of land with the buildings and improvements thereon, situate on the Northwest side of North Academy Street in the City of Greenville, Greenville County, South Carolina, and having according to survey made by Dalton & Neves, Engineers, December 1950, revised through January 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of North Academy Street, said pin being 60 feet in a Southwesterly direction from the point where the Northwest side of North Academy Street intersects with the Southwest side of Hampton Avenue and running thence N. 65-14 W. 130.1 feet to an iron pin at corner of other property of the Textile Hall Corporation; thence along line of other property of said Corporation N. 57-22 W. 31 feet to an iron pin; thence continuing with the line of other property of the said Corporation S. 25-19 W. 89.9 feet to an iron pin; thence S. 69-01 E. 161.4 feet to an iron pin on the Northwest side of North Academy Street; thence with the Northwest side of North Academy Street N. 25-13 E. 75 feet to the beginning corner.

The property last above described is the same that was conveyed to Textile Hall Corporation by deed of Harold L. Lowry, dated June 9, 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 479, at page 492.

This mortgage and the note secured thereby are executed by the undersigned officers of Textile Hall Corporation pursuant to the power and authority conferred on them by resolution of the executive committee of Textile Hall Corporation adopted at a meeting duly called and held for that purpose on November 4, 1953, and April 30, 1954.

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 gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, 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 heirs, executors, administrators, 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 mortgagee(s) its heirs, successors and Assigns. And it ~~does~~ hereby bind itself and its Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) its heirs, successors and Assigns, from and against the mortgagor(s), its Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.