

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, Greenville Branch, its successors and assigns, the

following described real estate situated in the County of Greenville, State of South Carolina: All that piece, parcel or tract of land being shown and designated as Tract No. 3 on plat entitled "Survey for Commodity Warehouse Company, Inc." by Piedmont Engineers & Architects, dated September 10, 1964, revised October 12, 1964, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY at page 200.

ALSO

All that piece, parcel or tract of land situate, lying and being in or near White Horse Industrial District near the City of Greenville, and having according to a plat prepared by C. O. Riddle, R. L. S., dated June, 1962, entitled "Property of Commodity Warehouse Company, Inc.", the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the premises herein described, and running thence N. 19-41 W. 53.67 feet to a concrete monument; thence N. 49-00 E. 117.56 feet to a concrete monument; thence with a curve to the left, having a radius of 334.62 feet, 401.13 feet to a point; thence N. 19-41 W. 135 feet to a point; thence S. 70-19 W. 1.6 feet to a point; thence N. 19-41 W. 615 feet 4 inches to a point; thence N. 70-19 E. 1.6 feet to a point; thence N. 19-41 W. 245.21 feet to a concrete monument; thence S. 70-19 W. 322.5 feet to a concrete monument; thence N. 19-41 W. 341.72 feet to an iron pin; thence N. 62-51 E. 44.65 feet to an iron pin; thence S. 62-58 E. 119.1 feet to an iron pin; thence N. 65-57 E. 51 feet to an iron pin; thence S. 76-38 E. 80.8 feet to an iron pin; thence S. 88-47 E. 144 feet to an iron pin; thence S. 37-24 E. 144.7 feet to an iron pin; thence N. 50-16 E. 93.3 feet to an iron pin; thence N. 74-36 E. 147.9 feet to an iron pin in or near Brushy Creek; thence S. 60-57 E. 106.6 feet to a point; thence with a curve to the left, having a radius of 2010.08 feet, 203.6 feet to a point; thence in an Easterly direction 50 feet measured radially to said curve; thence with a curve to the left, having a radius of 1960.08 feet, 895 feet to a point; thence in an Westerly direction 50 feet measured radially to said curve; thence with a curve to the left, having a radius of 2010.08 feet, 204.9 feet to a point; thence S. 49-00 W. 368.9 feet to the point of beginning.

This is a second mortgage, being junior in rank only to that certain mortgage previously executed in favor of the mortgagee herein dated January 20, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 984 at page 103.

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, Greenville Branch, 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, Greenville Branch, 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.