

center of branch; thence S 73-51 W 278.8 feet to an iron pin; thence S 16-06 E 599.2 feet to an iron pin on the North edge of the right of way of Interstate Highway No. 85; thence along said right of way, S 81-47 W 721.5 feet to a monument; thence still along said right of way, S 88-28 W 174.6 feet to a monument; thence N 55-59 W 477.1 feet to a post; thence S 4-41 W 367.3 feet to a monument on the North edge of the right of way of Interstate Highway No. 85; thence along the North edge of said right of way S 81-40 W 1292.5 feet to a monument; thence still along the North edge of said right-of way S 86-48 W 501.7 feet to a monument; thence S 80-02 W 74.7 feet to an iron pin; thence N 29-25 W 882.5 feet to a point in the center of Jacobs Road, the beginning corner, and contains 115.65 acres, exclusive of the area lying within the boundary of the road and excluding four (4) lots embraced within said boundary hereinafter referred to.

There is specifically EXCLUDED from this conveyance, four (4) lots of land which are embraced within the boundary, which are being conveyed to the mortgagor by William H. Earle, David F. Earle and John K. Earle, Jr., and by Clyde E. Ellison and Margaret E. Ellison. The property herein conveyed was acquired by the mortgagees herein under deed from J. K. Earle individually and as Trustee, dated June 1, 1956, recorded in the RMC Office for Greenville County, S. C., in Deed Book 554, Page 54; by deed of Louise F. Earle, dated May 4, 1964, recorded in Deed Book 748, Page 127; by deed of Lester F. Wood and Virginia A. Wood, dated August 15, 1960, recorded in Deed Book 657, Page 292; by deed of J. C. Dirton and Marie Dirton, dated April 1, 1959, recorded in Deed Book 620, Page 361; and by deed of Luther B. Pinson, dated July 17, 1959, recorded in Deed Book 631, Page 42.

This is the same property conveyed to the mortgagor herein by deed of John K. Earle, Jr., William H. Earle, and David F. Earle, of even date, to be recorded, and this mortgage is given to secure the balance of the purchase price of the above described property.

The mortgagees herein, by the acceptance of this mortgage, agree that from time to time, upon the request of the mortgagor, its successors and assigns, they will release all or any part of the above described property from the lien of this mortgage, upon payment of the release price provided for in a contract of sale covering the above property made between the mortgagees and the mortgagor dated January 26, 1968.

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) ~~their~~ ^{es} heirs, successors and Assigns. And ~~it~~ ^{es} hereby bind ~~itself and its~~ ^{es} Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), ~~its~~ ^{es} Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.