

This being the same property conveyed to Dunlap Painting & Sandblasting, Inc. by deed of J. C. Dunlap, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1032 at Page 250, recorded on February 27, 1976, at 3:47 p.m.

Also: ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, in Butler Township, containing 2.47 acres, more or less, and designated as a portion of Lot 11, of Rolling Green Real Estate Co., as shown on plat thereof, recorded in the RMC Office for Greenville County, S. C. in Plat Book XX at Page 33, also known as Lot 11A on plat made by W. R. Williams, Jr., Engineer, dated September, 1974, entitled Property of Foster M. Garner and Clayton H. Smith recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-S at Page 97, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Rolling Green Road at the joint front corner of Lots Nos. 11A and 12, and runs thence along the line of Lot No. 12, S. 13-35 E. 500.4 feet to a concrete monument on the line of right of way of U. S. Highway No. 85; thence along said right of way N. 66-10 E. 266 feet to an iron pin; thence along the line of lot No. 11 B, N. 23-13 W. 460.9 feet to an iron pin on the Southeast side of Rolling Green Circle; thence along Rolling Green Circle S. 77-00 W. 184.65 feet to the beginning corner.

This being the same property conveyed to James Stephen Dunlap and Carolyn D. Dunlap by deed of Foster M. Garner, which deed is recorded in the RMC Office for Greenville County, S. C. in Deed Book 1037 at Page 55, recorded on May 28, 1976 at 11:37 a.m.

This mortgage is a first lien over the first tract of land described above, and a second lien over the second tract of land described above.

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 we do hereby bind ourselves and its Heirs, 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 Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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