mills, machinery, tools, equipment, trucks, fixtures, parts, supplies, belting, office furniture, furnishings, typewriters, equipment and supplies and fixtures, now owned by the Tryon Builders Supply Company and used, usable or useful in connection with its business of manufacturing and selling lumber and builders supplies at its plant located in Greenville and Spartanburg Counties, between Landrum and Tryon on U.S. Highway #176 including, but not limited to:

Conveyors and green chain; dry-kiln piping, track & trucks; dust collecting system, piping, cellecter & fan; electric power instalation, conductors, poles, transformers; glue room equipment; presses and clamps; Grinders: 2 bench, 2 saw, 1 knife and one head grinder; 3 jointers; lumber carts; machine shop: 1 14"x6' Lathe, 24" drill press, Atlas Milleing machine, arbor press, electric and gas welding equipment; Office equipment: 2 cash registers, 2 adding machines, 2 calculators, intercom. system, stoves, visable inventory files, time clocks; Power plant: boiler with piping, steam engine and electric motors together with lineshafts and belting; Planers: 3 single surfacers, 2 moulders and planer-matcher; Sash and door Millwork machinery: 1 drum sander, 2 drill presses, shutter groover, 1 shaper, 2 stickers, 2 tennoners, chain mortiser, frame machines, sash relishers and routers; Saws: 1 band saw 32", 1 resaw, 8 rip and cut-off saws, 1 trim-saw double end; Sawmill: 1 O-Frick mill with power unit and edger; Tractors: 2 wheel tractors, 1 crawler and terrace grader; Water system: 2 emergency jet pumps with piping;

Together with all substitutions, renewals, replacements and additions, it being the intent and purpose hereof to mortgage each and every item used or useful now or hereafter in the Tryon Builders Supply Company's operations. Also all the stock on hand now or hereafter including lumber, finished and unfinished, felled timbers, builders supplies, and generally all goods, wares and merchandise, fixtures and stock, constituting the inventory of the Tryon Builders Supply Company at all times, together with accounts and all replenishments of the inventory of stock in trade.

The mortgagor, Tryon Builders Supply Company, shall have the right to sell in the regular course of business, but not otherwise, all lumber, building supplies, goods and stock which is customarily sold by it in the usual course of business, free from the lien of this mortgage, and the lien of this mortgage shall attach to lumber, building supplies, goods and stock which may be hereafter acquired or purchased and added to such business to replace the personal property sold, from time to time, in the regular course of business.

As to the personal property, the mortgagee or the holder hereof on default or attempt to remove said chattels out of its reach or knowledge may seize and take possession of said personal property first giving three days notice in writing on the bulletin board at Spartanburg Court House and apply the proceeds to the mortgage debt, or at the option of the holder, the mortgage as to the personal property in equity along with the mortgage of the real estate included herein.

This mortgage deed is a companion to a certain deed of trust of even date herewith executed by Tryon Builders Supply Company to J. T. Arledge, Trustee for Tryon Bank & Trust Company on certain property situate in Polk County, North Carolina and said two instruments together secure the aforesaid indebtedness.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Tryon Bank & Trust Company, its Successors and Assigns forever. And it does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Tryon Bank & Trust Company, its successors and Assigns, from and against itself, its successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.