This is the identical property conveyed to Roadway Express, Inc. by deed of E.P. Batson, dated December 15, 1955, and recorded in the R.M.C. Office for Greenville County in Deed Volume 541 at page 161.

Together with the following chattels located on the premises hereinabove described:

> One Toledo Yard Scale, Model No. 2691, Serial No. 2818; One Toledo Printer, Model No. 601, Serial No. 13491; One Thatcher Furnace, No. V-120C; One one thousand gallon Reco underground fuel oil tank; One Westinghouse Air-Cooled Condensing Unit, Model No. ACU-5, Serial No. DA-7227.

The mortgagor agrees to furnish to the mortgagee within 90 days after the end of each fiscal year annual audit reports prepared by a certified public accountant.

The said mortgagor, its agents and tenants, shall keep the aforesaid premises in as good order and condition as they now are, and free of all liens and encumbrances for repairs or improvements or otherwise that might take precedence over this mortgage, and not commit any waste or any injury to such an extent as to impair the value of the same as a security for this loan, and upon failure to do so, this mortgage to become foreclosable at the option of the mortgagee.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes, so as to affect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give thirty (30) days' written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice shall be given, the said debt shall become due, payable and collectible at the expiration of the said thirty (30) days.

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 free-hold 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 The Equitable Life Assurance Society of the / United States

Society of the / United States Roadway / Express, Inc. does United States

Roadway / Express, Inc. does

do hereby bind_____

The Equitable Life Assurance Society of the United States, Assigns, from and against Roadway Express, Inc., its Successors XXXXXXXXX

Astronomy and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.