

railroad right-of-way line S. 84-33 E. 154.8 feet to a point; thence S. 75-44 E. 198.8 feet to a point; thence S. 72-33 E. 487.6 feet to a point; thence leaving said right-of-way line and running S. 31-38 W. 493.5 feet to a point; thence N. 72-30 W. 577.9 feet to a point; thence N. 72-30 W. 76.4 feet to a point; thence N. 64-20 W. 88.1 feet to a point; thence N. 69-25 W. 266 feet to a point; thence N. 62-30 W. 34.9 feet to a point in Washington Street Extension at the corner of property of Westboro Weaving Co.; thence with the line of Westboro Weaving Co. property N. 72-0 E. 179 feet; thence S. 87-17 E. 190.6 feet; thence S. 74-55 E. 127 feet; thence N. 16-15 E. 72.3 feet; thence N. 18-0 W. 76.3 feet; thence N. 18-0 W. 147.4 feet to the point of beginning.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Carolina Federal Savings and Loan Association, Greenville, South Carolina, its successors or assigns forever.

And the said mortgagors do hereby bind themselves, and their successors, heirs and assigns, to warrant and forever defend all and singular the said premises, unto the said Carolina Federal Savings and Loan Association, Greenville, South Carolina, its successors or assigns, from and against themselves, and their successors, heirs and assigns; and against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

THE MORTGAGORS COVENANT AND AGREE AS FOLLOWS:

1. That, at the option of and upon request of the mortgagee, they will pay to the mortgagee, on the first day of each month until the said note is fully paid, a sum equal to one-twelfth of the annual ad valorem taxes,