

TOGETHER WITH, all buildings and improvements on the real estate and all and singular tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and including all after-acquired title, franchise, licenses, or easements; and together with all right, title and interest of the mortgagor from time to time in and to all real and/or personal property now or hereafter owned by mortgagor, or any successor in title, and attached to or used in connection with the real estate hereinabove described; and together with all building materials and equipment located on the premises and intended to be incorporated in the buildings or other improvements;

AND ALSO all furnishings, fixtures, and articles of personal property now or hereafter attached to or in and about the building or buildings now erected or hereafter to be erected on the lands herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, including all goods, chattels and personal property as are ever used or furnished in operating a building, or the activities conducted therein, similar to the one herein described and referred to, and all renewals, or replacements, thereof of articles in substitution thereof, whether or not the same are, or shall be, attached to said building or buildings in any manner.

Together with the business and good will of the mortgagor,

TO HAVE AND TO HOLD all and singular the said premises unto the said The Peoples National Bank of Greenville, S. C., its successors and assigns forever. And the mortgagor does hereby bind itself, successors and assigns, to warrant and forever defend all and singular the said premises unto the said The Peoples National Bank of Greenville, S. C., its successors and assigns, from and against itself, successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

And the mortgagor covenants that it is seized of said