

There is expressly excluded from the above described tract Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, as shown on plat of property of Greenville Country Club and Elizabeth G. McCall, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "KK", page 67, which lots have been sold and conveyed and are no longer owned by the Mortgagor.

Being the same property conveyed to Sans Souci Country Club (now Greenville Country Club); its charter having been amended so as to change the name from Sans Souci Country Club to Greenville Country Club, by deeds of Realty Corporation, dated August 26, 1918, recorded in the RMC Office for Greenville County, S. C. in Deed Book 25, at page 472, and dated August 20, 1921, recorded in said RMC Office in Deed Book 61, at page 241.

TOGETHER with all buildings and improvements, located on the above property or to be constructed thereon, together with all furnishings, furniture, fixtures, equipment, trucks, car, machinery of every kind now owned and used in the operation of the said Club, including any and all additions or replacements thereof that may be made prior to the payment of the indebtedness secured by this mortgage.

Also all right which the mortgagor has to appropriate and use the water from the branch along the northern boundary of the above described property in such quantities, at such times and for such purposes as the mortgagor may desire.

This mortgage and the note secured hereby are executed by the undersigned officers on behalf of the Greenville Country Club pursuant to the power and authority vested in them by resolution adopted by the members of the Greenville Country Club at its annual meeting held on July 28, 1958, and by resolution adopted by the Board of Governors of the Greenville Country Club at a special meeting duly called and held on December 18, 1958.

This mortgage shall rank equal in priority with the lien of that mortgage given by Greenville Country Club to Liberty Life Insurance Company in the original amount of \$110,000.00, dated March 29, 1954, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 592, page 88.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.