

shall run from the center line of the C & WC Railroad (also known as ACL Railroad) line across the property conveyed by Simpsonville Investors, Inc. to Woodside Mills by deed recorded in Deed Book 787, at Page 621, said easement to run in an easterly direction crossing S. C. Highway No. 14 along such route as the mortgagor herein shall hereafter select. The initial placing of the spur line track shall permanently locate the center line of said easement, which shall remain in existence so long as said railroad spur shall remain so located and in operation. The said easement being the same easement reserved by Simpsonville Investors, Inc. in its deed to Woodside Mills above referred to.

ALSO: All the mortgagor's interest in and to the following described tract situate in Fairview Township, Greenville County, State of South Carolina, and adjoining the above described tract on the northwestern corner thereof and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the above described tract and the Bryson Estate property on the eastern side of S. C. Highway No. 14 and running thence along the eastern side of said Highway S. 37-58 E, 188.3 feet to a point; thence crossing S. C. Highway No. 14 and running thence down the center line of Bethlehem Church Road S. 36-47 W, 259.5 feet to a point; thence N. 34-55 W, 53.4 feet to an iron pin; thence N. 47-54 E, 97.5 feet to a nail in the center of the track of C & WC Railroad (also known as ACL Railroad); thence along the center line of said track N. 37-08 W. 215.16 feet to a point; thence N. 59-21 E. 148.1 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by the mortgagee by its deed of even date and recorded herewith.

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 Simpsonville Investors, Inc. <sup>its Successors</sup> ~~Heirs~~ and Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Simpsonville Investors, Inc. its successors

~~Heirs~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than \_\_\_\_\_ Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

\_\_\_\_\_ name and reimburse for the premium and expense of such insurance under this mortgage, with interest.