

(continued from reverse side hereof)

BOOK 1248 PAGE 526

along the westerly and northwesterly boundary of said public road, the following courses and distances: S.  $08^{\circ} 51$  feet 01 inch E., 195.58 feet; thence S.  $05^{\circ} 28$  feet 01 inch E., 88.84 feet; thence S.  $17^{\circ} 25$  feet 59 inches W., 83.20 feet; thence S.  $40^{\circ} 31$  feet 29 inches W., 89.31 feet; thence S.  $43^{\circ} 12$  feet 29 inches W., 145.38 feet; thence, leaving the westerly boundary of said public road and running S.  $83^{\circ} 41$  feet 29 inches W., 131.29 feet to a point marked by a railroad spike; thence, N.  $73^{\circ} 30$  feet 31 inches W., 144.10 feet to an iron pin found; thence, continuing N.  $73^{\circ} 30$  feet 31 inches W., 209.25 feet more or less to the point of beginning, containing 4.51 A., more or less, and being located substantially as shown delineated in red on print of Drawing No. 2-1247, dated June 8, 1971.

THIS is the identical property conveyed to the Mortgagors herein by deed of Georgia Industrial Realty Company, a Georgia corporation, dated September 8, 1971 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 925 at Page 489 on September 21, 1971.

ALSO: ALL that certain piece parcel or strip of land, situate, lying and being on the southeastern side of the Right of Way for Southern Railway System and having the following metes and bounds:

BEGINNING at a northwesterly corner of a parcel of land conveyed by deed of Georgia Industrial Realty Company to Jerry L. Scholl and Alice B. Scholl, dated September 8, 1971, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 925 at Page 489 on September 21, 1971, said point located southeasterly 100 feet measured radially, from a point in the center line of the northbound main track, known as Main Track No. 1 of the Southern Railway Company as it runs between Washington, D. C., and Atlanta, Georgia, said center line point being northeasterly 218 feet from Survey Station 5422 + 88, at which station an 18 inch cast iron pipe crosses under said northbound main track; thence, N.  $73^{\circ} 30$  feet 31 inches W., 14.7 feet to a point 100 feet southeasterly, measured radially from center line of southbound main track of railway aforesaid which is known as Main Track No. 2; thence northeasterly along a curve to the right (radius 1823 feet, chord N.  $53^{\circ} 44$  feet 50 inches E., 774.95 feet ) 780.9 feet; thence, S.  $08^{\circ} 51$  feet 01 inch E., 13.47 feet; thence, southwesterly along a curve to the left (radius 1810.08 feet, chord S.  $53^{\circ} 47$  feet 16 inches W., 760.06 feet) 765.76 feet more or less to the point of beginning; containing .23 A., more or less, being located substantially as shown outlined in red on Drawing No. 2-1247 R-1, dated June 8, 1971, last revised May 2, 1972, which is made a part of the deed referred to hereinbelow.

THIS is the identical property conveyed to the Mortgagors herein by deed of Georgia Industrial Realty Company, a Georgia corporation, dated May 25, 1972, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 946 at Page 223, on June 13, 1972.

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 Southern Bank and Trust Company its successors and Assigns. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company its successors and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.