

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to the said THE PEOPLES NATIONAL BANK according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said THE PEOPLES NATIONAL BANK at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said THE PEOPLES NATIONAL BANK, its successors and assigns, the real estate situated in the County of Greenville, State of South Carolina and more particularly described as follows:

All that certain piece, parcel or lot of land, beginning on the northeasterly line of Old Mill Road at a point 770 feet northwesterly measured along the northeasterly line of said road from its intersection with the westerly line of Devenger Road; running thence N 59-36 W along said line of Old Mill Road 625.1 feet; thence N 31-22 E 257.5 feet to the southwesterly boundary line of the Seaboard Coastline 100 foot lead track right of way; thence S 59-29 E along the boundary line of said right of way 618.9 feet; thence S 30-00 W 255.7 feet to the point of beginning containing 3.65 acres more or less.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances, to the said Premises belonging, or in any wise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, privileges and easements, now or hereafter belonging or in any way appertaining to said property, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, dynamos, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon or used, useful or necessary or adapted for, the present operation of said property, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stokers, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all radios and television sets; employees' uniforms, superintendent and janitor supplies, carpets, rugs and other floor coverings, 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 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 THE PEOPLES NATIONAL BANK, its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said THE PEOPLES NATIONAL BANK, its Successors and Assigns, from and against the