

the southeastern side of Old Buncombe Road; thence along said Road N. 15-59 E. 50.89 feet to an iron pin; thence S. 63-19 E. 183.29 feet to an iron pin; thence N. 26-41 E. 280 feet to an iron pin; thence N. 63-19 W. 236.2 feet to an iron pin on the southeastern side of Old Buncombe Road; thence along said Road N. 15-59 E. 48.05 feet to an iron pin; thence continuing along said Road N. 17-09 E. 2.84 feet to an iron pin; thence S. 63-19 E. 270.60 feet to an iron pin; thence N. 26-41 E. 192 feet to an iron pin; thence N. 56-41 E. 47.5 feet to an iron pin on the western side of the ramp leading to U.S. Highways Nos. 25 and 276; thence along the western side of said ramp S. 33-28 E. 25 feet to an iron pin; thence S. 56-41 W. 41 feet to an iron pin; thence S. 26-41 W. 195.2 feet to an iron pin; thence S. 63-19 E. 395 feet to an iron pin; thence S. 26-41 W. 602 feet to an iron pin; thence N. 63-19 W. 575 feet to the point of beginning.

Subject to the nonexclusive right of the Mortgagor, his heirs and assigns, to make reasonable use of the parking areas and drives for parking, ingress and egress for the other parcels of real estate owned by the Mortgagor adjacent to the mortgaged premises, which rights are reserved.

The above property is a portion of the property conveyed to the Mortgagor by deed of Taylor & Mathis III, recorded July 1, 1976 in Deed Book 1039, at Page 48, in the RMC Office for Greenville County, South Carolina.

TOGETHER with all and singular the rights, privileges, easements, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; also, all electric wiring, heating, plumbing and heating fixtures and appliances for heating, lighting, and refrigeration, screens, awnings, shades, carpeting, air conditioning equipment, or other equipment now or hereafter installed in or on said premises by the Mortgagor, or owner, and used or for use therein or thereon shall be held to be real fixtures and part of the mortgaged property hereby conveyed whether attached to the freehold or not and subject to the lien of this instrument; provided, however, that trade fixtures and other personal fixtures of any tenant now or hereafter installed are not intended to be included in this provision except to the extent of Mortgagor's interest therein and shall not be in any wise affected hereby or subject to the line hereof. The parties hereto further agree that to further secure the herein described indebtedness, this Mortgage shall serve as security agreement between Mortgagor and Mortgagee, and in furtherance thereof, Mortgagor hereby grants to Mortgagee a security interest in all goods, equipment and fixtures now or hereafter owned or used on or about the herein described property. This security agreement shall in addition cover all proceeds of such collateral when sold. Mortgagor hereby agrees to pay all costs, including reasonable attorney's fees, incurred by Mortgagee in continuing the line evidenced by all financing statements filed in connection herewith and in determining, from time to time, the priority of said security interest and in obtaining certification of said priority satisfactory to Mortgagee. In addition to the other remedies provided in this instrument, Mortgagee is hereby authorized to exercise the rights of a secured party under the Uniform Commercial Code of South Carolina or any subsequent law in lieu thereof. A default under this Security Agreement shall constitute a default under this Mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee forever. And the Mortgagor hereby binds himself to warrant and forever defend all and singular the said premises unto the said Mortgagee from and against the Mortgagor and all other persons lawfully claiming or to claim the same or any part thereof.