

BEGINNING at a point in the Northerly line of the right of way of Seaboard Coast Line Railroad (formerly Piedmont and Northern Railway) at the Westerly corner of a triangular parcel of land conveyed to Commodity Warehouse Company, Inc., by Southern Worsted Mills, Inc., and running thence with the Northerly side of said railroad right of way in a Westerly direction 2,300 feet, more or less, to an iron pin in the Westerly line of the property of Southern Worsted Mills, Inc.; thence N. 6-08 W. 1,853.2 feet to an iron pin at or near the bank of a creek; thence with the middle of said creek in a Northwesterly direction along a traverse line as follows: N. 50-28 W. 180 feet, N. 80-52 W. 156 feet, N. 26-51 E. 300 feet, N. 85-23 W. 147 feet, N. 62-50 W. 81 feet, N. 54-54 W. 84.5 feet, N. 84-52 W. 415.8 feet, S. 69-50 W. 119.7 feet, N. 69-00 W. 197.7 feet, S. 69-50 W. 192 feet to an iron pin at or near the bank of said creek; thence N. 13-25 W. 605 feet to an iron pin; thence S. 64-23 W. 204.5 feet to an iron pin; thence N. 0-17 W. 1,839 feet to an iron pin; thence S. 85-34 E. 2,634 feet to an iron pin; thence S. 19-16 W. 885 feet to an iron pin; thence S. 84-09 E. 1,023 feet to an iron pin; thence S. 4-13 W. 1,009.7 feet to an iron pin; thence S. 69-28 W. 544 feet to an iron pin; thence S. 26-32 E. 117.3 feet to an iron pin; thence S. 58-22 E. 460 feet to an iron pin; thence S. 54-22 E. 289 feet to an iron pin; thence S. 46-32 E. 620 feet to an iron pin; thence S. 23-39 E. 326 feet, more or less, to an iron pin at the corner of the aforementioned property conveyed to Commodity Warehouse Company, Inc., by Southern Worsted Mills, Inc.; thence with the Northwesterly line of said property of Commodity Warehouse Company, Inc., in a Southwesterly direction 265 feet, more or less, to a point in the Northerly line of said railroad right of way, the point of beginning.

The above described property was conveyed to Southern Worsted Mills, Inc., by Southern Worsted Corporation by its deed dated December 30, 1943, and recorded January 1, 1944, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 259 at page 319.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belong in or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and, also, all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor, of, in and to the same and of, in and to every part and parcel thereof.

TOGETHER with all right, title and interest of the Mortgagor, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the above described real estate to the center line thereof.

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever, other than consumable goods, now or hereafter located in or upon said real estate or any part thereof and used or useable in connection with any present or future operation of said real estate (hereinafter called "equipment") and now owned or hereafter acquired by the mortgagor, including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating, and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire-prevention, fire-extinguishing, refrigerating, ventilating, and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators, attached cabinets, partitions, ducts and compressors and all of the right, title and interest of the mortgagor in and to any equipment which may be subject to any title retention or security agreement superior in lien to the lien of this mortgage; provided, however, that "equipment" shall not include machinery, apparatus, equipment, fittings, fixtures, and articles of personal property used in the business of the mortgagor whether the same are annexed to said real estate or not, unless the same are also used in the operation of any building located thereon. It is understood and agreed that all equipment is part and parcel of said real estate and appropriated to the use of said real estate and, whether affixed or annexed or not, shall for the purpose of this mortgage be deemed conclusively to be conveyed hereby. The mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by the mortgagee to confirm the lien of this mortgage on any equipment.