

said beginning point running along the Northwestern side of the right of way of Graves Drive N. 22-30 W. 225.5 feet to a point in the line of Lot 18; thence a line through Lot 18 S. 62-10 W. 130.6 feet to an iron pin on a 24 foot strip designated as "spur track"; thence along the line of said strip S. 27-58 E. 224.4 feet to an iron pin on said water line easement; thence along the Northern side of said water line easement, N. 67-12 E. 109.1 feet to the point of beginning.

ALSO: A right of way or easement for ingress and egress in, to and over the 20 foot water easement lying on the Southeastern side of the immediately above described property for the purposes of using the back or side door of a building situate on the above described property.

ALSO: A right of way or easement into and over any small strip of land lying between the Northwesternmost rear line of the above described property designated on the Jones Engineering Services plat, dated March 17, 1980, as S. 27-58 E., which may separate the above described property from a spur tract easement owned by Southern Railway Company, for the purposes of ingress and egress to use the spur track facilities located on said easement owned by Southern Railway Company, in accordance with the terms and conditions of any easements between Southern Railway Company and the Grantors of said easement for spur track purposes.

This is the identical property conveyed to the Mortgagor herein by deed of the Mortgagee herein, dated May 9, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1126 at page 526, on May 28, 1980.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

No structural changes shall be made to any building on the premises without prior written consent of the Mortgagee during the term of the within mortgage.

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 Paul J. Oeland, Jr. his heirs and Assigns. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Paul J. Oeland, Jr., his 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.

