

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the north side of Park Avenue in the City of Greenville, being shown and designated as Lot 27 on plat of W.C. Cleveland property recorded in Plat Book B at page 11 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Park Avenue at the joint front corner of Lots Nos. 26 and 27, said pin also being 146 feet west from the northwest corner of the intersection of Bennett Street and East Park Avenue, and running thence with the line of Lot No. 26, N. 26-59 E. 172.5 feet to an iron pin on the south side of an alley; thence with the south side of said alley, N. 63-01 W. 70 feet to an iron pin; thence with the line of Lot No. 28, S. 26-59 W. 172.5 feet to an iron pin on the north side of East Park Avenue; thence with the north side of East Park Avenue S. 63-01 E. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagor by John E. Carbaugh, Jr. by deed dated April 18, 1981, recorded in Deed Book 1539 at Page 78 in the R.M.C. Office for Greenville County, S.C.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Anderson Road (S.C. Highway 81) containing 0.777 acres, as shown on plat entitled "Property of Charles E. and Ella M. Miller, Estate of Marion T. Mathis, Sr., Greenville County, S.C." prepared by Dalton & Neves Co., Engineers, March 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Anderson Road (S.C. Highway 81) at the joint front corner of instant property and property of Tremarco Corporation and running thence along the common line of said property S. 51-10 E. 85.88 feet to an iron pin; thence still with Tremarco Corporation line N. 69-15 E. 85.88 feet to an iron pin at edge of White Horse Road (S.C. Highway By-Pass 25); thence along said White Horse Road S. 20-27 E. 49.04 feet to a point; thence along the common line of instant property and Miller property S. 50-59 W. 165 feet to an iron pin; thence still along Miller line S. 20-27 E. 99.3 feet to a point; thence along the line of property of South Carolina National Bank of Charleston S. 50-59 W. 25 feet to an iron pin; thence still with line of property of South Carolina National Bank of Charleston N. 47-37 W. 219.7 feet to an iron pin on the Southeastern side of Anderson Road, thence N. 40-03 E. 73 feet to an iron pin; thence still with the said Anderson Road N. 39-18 E. 100.85 feet to an iron pin; the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of S-H & H Properties, a general partnership, by deed dated May 28, 1981 recorded June 1, 1981 in Deed Book 1149 at Page 115 in the R.M.C. Office for Greenville County, S.C.

The above property is conveyed subject to all easements, conditions, rights-of-way, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

It is understood and agreed that all notes and future advances which may result from the issuance by the South Carolina National Bank of one or more commercial Letters of Credit to or on behalf of Neudai, Inc. will be secured by this instrument until it is satisfied of record. It is further understood and agreed that the South Carolina National Bank, at the written request of Neudai, Inc. will satisfy this mortgage whenever: (1) Neudai, Inc. owes no indebtedness to The South Carolina National Bank, (2) Neudai, Inc. has no (continued on back page)

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 mortgagee(s) **its** heirs, successors and Assigns. And **I** do hereby bind **myself** **my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **his** heirs, successors and Assigns, from and against the mortgagor(s), **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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