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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 SOUTH CAROLINA NATIONAL BANK, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 12 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, recorded in Greenville County Plat Book 4-R at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the cul de sac at the northwestern end of Shawn Drive at the joint front corner with Lot 11, and running thence with the joint line of said lots, N. 49-28 W. 176.68 feet to a point on the line of property now or formerly owned by David H. Cox; thence with said Cox line as follows: S. 12-22 W. 62.09 feet to a point; S. 22-34 W. 119 feet to a point; S. 28-33 E. 47.98 feet to a point at the joint rear corner with Lot 13; thence with the joint line with said Lot 13, N. 74-08 E. 167.59 feet to the cul de sac at the northwestern end of Shawn Drive; thence following the curve of said cul de sac, the chord of which is as follows: N. 7-48 W. 25 feet to a point; N. 24-39 E. 30 feet to the point of beginning.

This being a portion of the property conveyed to the mortgagor by deed of Marvalee Putnam Smith recorded in Greenville County Deed Book 994 at Page 11 .

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 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 SOUTH CAROLINA NATIONAL BANK Greenville, South Carolina, 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 SOUTH CAROLINA NATIONAL BANK Greenville, South Carolina, its Successors and Assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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