

BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street N 25-13 E 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue; thence running with the intersection of said Church Street and Pearl Avenue, N 68-21 E 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S 68-50 E 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N 80-39 E 54.8 feet to an iron pin; running thence S 2-0 E 268 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue S 88-00 W 449.5 feet to the point of beginning.

DERIVATION: This is the identical property conveyed to the Mortgagor by deed of Mortgagee dated even date herewith and recorded immediately prior to the recording of this Mortgage in the Offices of the Clerk of Court for Greenville County, South Carolina.

Together with all right, title and interest of the Mortgagor in and to that certain Lease executed by and between C. Dan Joyner, Lessor, and Robert L. Watkins and Tamara A. Watkins, as Lessees, dated April 19, 1971, recorded in the Office of the R.M.C. for Greenville County in Deed Book 937, at Page 559, as amended by Lease Payment Agreement dated August 29, 1983 between C. Dan Joyner* 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 and easements, now or hereafter belonging or in any way appertaining to said Premises, or any party thereof, and all the estate, right, title and interest of the Mortgagor, in and to said Premises, and the rents, issues and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, 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, stoves, heaters, ranges, fuels, refrigerators, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors and storm windows; all employees' uniforms, janitors supplies, carpets, rugs and other floor coverings, are and shall be deemed to be fix-

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* and Nargis, Inc., to be recorded (collectively the "Lease").

