

mortgagor herein by deed of Steve C. Kelly by deed dated May 7, 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 313 at page 8, less, however, two small parcels heretofore conveyed to Frederick Locke, et al d/b/a Palmetto Engraving Company and to Fred Ashmore by deeds recorded in the R. M. C. Office for Greenville County, South Carolina. The above metes and bounds description does not include within its boundaries those parcels heretofore conveyed by the mortgagor.

TOGETHER with all buildings and improvements now located upon the land hereinabove described and all additions or replacements that may be placed thereon prior to the payment of the debt secured by this mortgage, and all furniture, fixtures, machinery and equipment of every kind and nature now located or which may hereafter be placed in any building or buildings or additions hereafter erected and any other appliances, equipment or furnishings now used in, or in connection with, the operation of the Palmetto Laundry & Cleaners. It is understood and agreed, however, that this mortgage shall not include the motor vehicles owned and operated by the borrower. It is further understood and agreed that notwithstanding the foregoing provisions, the within mortgage shall be junior in rank to other mortgages which the borrower may execute from time to time to secure the purchase price or portions thereof in connection with the purchase of new or additional machinery and equipment.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY 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.