

on the Northwest side of Anderson Street, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 1 on plat of Property of Lila Lee Sewell, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Anderson Street, at corner of Nelson Property, and running thence N 45-30 W, 140 feet to an iron pin at corner of Lot 5; thence along the line of Lots 5 and 6, S 47-0 W, 94 feet to an iron pin; thence with the line of Lot 2, S 43-00 E, 140 feet to an iron pin on the Northwest side of Anderson Street; thence along the Northwest side of Anderson Street, N 47-00 E, 100 feet to the beginning corner.

This is all the property conveyed to the Mortgagor herein by deed of Edward J. Howard, dated January 24, 1941, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 230, at Page 69.

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** ~~their~~ successors and Assigns. And **I** do hereby bind **myself and my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **its** ~~their~~ 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.