

front line of Lot 31; thence along the West side of Ridgeland Drive, N. 6-57 E. 40 feet to an iron pin; thence continuing along Ridgeland Drive, N. 10-02 E. 80 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of The Peoples National Bank of Greenville, S. C. as Executor under the will of Maude H. Jervey, of even date, to be recorded herewith and this mortgage is given to secure a portion of the purchase price for said property, and is junior in rank to the lien of that mortgage given by me to First Federal Savings and Loan Association in the amount of \$28,000.00 to be recorded herewith.

ALSO:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Lloyd Street, in the City of Easley, County of Pickens, S. C. and having according to a survey made by J. A. Pickens, Surveyor, August 31, 1957, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Lloyd Street, at the North-east corner of lot now or formerly of J. E. Crawford, and running thence along the line of the Crawford lot, S. 34-05 W. 168 feet, 6 inches, to an iron pin; thence N. 57-15 W. 101 feet to an iron pin; thence N. 18-45 W. 180 feet more or less to an iron pin on Lloyd Street; thence along Lloyd Street, S. 68-30 E. 252 feet, 6 inches to the beginning corner.

As to the property last described above, this mortgage is junior in rank to the lien of that mortgage given by me to Fidelity Federal Savings & Loan Association of Greenville, S. C.

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) **its** heirs, successors and Assigns, from and against the mortgagor(s), **my** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.