

County in Deed Book 602 at page 487 and the Southern portion of Lot No. 18 and a small triangular portion of Lot 17 previously conveyed to Samuel Claude Pou by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 517, at Page 168.

TOGETHER with that right and easement over a strip fifteen (15) feet in width along the entire western boundary of the lot conveyed by Kathryn T. Sims to Samuel Clarke Pou all of which is more fully shown in that deed which is recorded in Deed Book 517 at Page 168.

This is the same property conveyed to the mortgagor by deed of Leroy's, Inc. to be recorded herewith.

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** ~~XXXX~~ 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** ~~XXXX~~ 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.