

BEGINNING at an iron pin on the west side of River Street at corner of property now or formerly of Modern Industries, being property formerly owned by Sallie J. Simpson, and runs thence with the line of Modern Industries, N. 83-29 W., 140.2 feet to an iron pin; thence still with said line, S. 69-50 W., 344.6 feet to an iron pin; thence with said property line of Modern Industries, S. 17-50 E., 100 feet to an iron pin; thence N. 72-10 E., to and with line of property of T. Charles Gower (formerly property of Fannie C. Scott) 449 feet to an iron pin on the west side of River Street; thence with the west side of River Street, N. 3-43 E., 61.4 feet to the beginning.

BOOK 1009 PAGE 504

Together with the right to use jointly with T. Charles Gower, his Heirs and Assigns, that alley as provided for in an agreement between Conyers & Gower, Inc. and T. Charles Gower, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 281, Page 13.

A portion of this lot at the front thereof is subject to the right of way given to the South Carolina Highway Department for the purpose of widening River Street, said right of way having been granted April 5, 1965.

This is the same property conveyed to me by deed of Conyers & Gower, Inc. to be recorded herewith and this mortgage is given to secure the remaining portion of the purchase price.

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 ~~or 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 ~~or its~~ ~~xxxx~~ successors and Assigns, from and against the mortgagor ~~or~~ **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.