

gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Liberty Mutual Insurance Company and its successors, and Hartford Accident and Indemnity Company and its successors:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known as Lot No. 6 on a replat of property of Joe W. Hiller, et al., recorded in Plat Book "PPP" at page 62, and according to said plat having the following metes and bounds, to-wit:

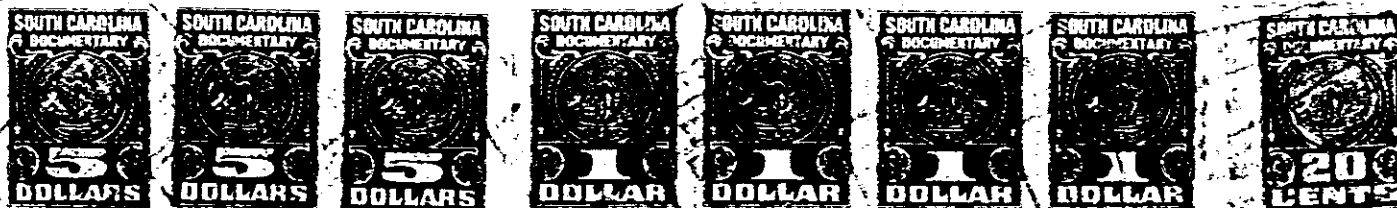
BEGINNING at an iron pin on Henderson Road joint front corner of Lots 5 and 6, thence N. 34-15 W. 323.42 feet to an iron pin; thence S. 55-40 W. 150 feet to an iron pin joint rear corner lots 6 and 7; thence S. 34-15 E. 337 feet to an iron pin on Henderson Road; thence N. 49-57 E. 150.8 feet to the point of beginning.

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 mortgagees, their heirs, successors and Assigns. And we do hereby bind ourselves, our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagees their heirs, successors and Assigns, from and against the mortgagors, their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured in the amount of Seventy Thousand and 00/100 (\$70,000.00) Dollars against loss or damage by fire and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms, in companies and in sums (not less than sufficient to avoid any claim on the part of the insurers for co-insurance) satisfactory to the first mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. The mortgagor hereby assigns to the mortgagee all moneys recoverable under



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