

This is the identical property conveyed to the Mortgagors herein by deed of Lonita M. Boggs, dated September 21, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1065 at page 388 on September 23, 1977.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

At the option of the Mortgagee, the indebtedness secured by this mortgage shall become due and payable if, without the written consent of the Mortgagee, the Mortgagors shall convey away the mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever.

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 Lonita M. Boggs her heirs ~~XXXXXSUCCESSORS~~ and Assigns. And WE do hereby bind OURSELVES, OUR Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Lonita M. Boggs, her heirs ~~XXXXXSUCCESSORS~~ and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

9753

4328 RV-2