center line of the right-of-way of the Southern Railway; thence along said center line of Southern Railway, S. 87-24 W., 1082 feet to an iron pin; thence S. 38-50 E., 123.9 feet to an iron pin at the Northwest corner of the tract of land first above described; thence along the North line of said tract of land first above described, N. 87-24 E., 892.1 feet to the place of beginning.

This tract of land is, however, subject to the easements and rights-of-way heretofore granted to the Southern Railway Company and Atlanta-Richmond Airline Railway Company, and subject to any rights or easements granted to the American Telephone & Telegraph Company.

The above described two tracts of land are the same conveyed to Shelton J. Rimer, by deed of M. A. Parnell, dated January 2, 1952, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 44, at page 5.

The Mortgagor has assigned to the holder of the note secured by this mortgage a policy or policies of life insurance issued on the life of the mortgagor in an amount sufficient at all times to cover the balance remaining due under the note secured hereby, and agrees that he will promptly pay when due all premiums coming due on said policies, and will execute such additional assignments as may be required by the holder of this mortgage or by the companies issuing said policies; in case the mortgagor should fail to pay any premium becoming due under said policies of insurance, the holder of said note may advance said premiums and any amount so advanced shall be secured by this mortgage together with interest thereon from the date of said advance until paid at six (6%) per centum per annum. The failure to make such premium payments shall constitute a default under the terms of the mortgage and the note secured hereby.

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.

Assigns. And I do hereby bind MYSELF ON BY Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, Successors, Executors and Assigns, from and against the mortgagor(s), heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.