

to William B. Ducker; thence along said Ducker line, N. 41-37 W. 98.2 feet to an iron pin; thence continuing along said Ducker line, N. 4-32 E. 156 feet to an iron pin; thence along rear line of Lots 1 and 2, S. 78-53 E. 108 feet to an iron pin; thence N. 11-07 E. 150 feet to an iron pin on the South side of Dykeson Avenue, thence along the South side of Dykeson Avenue; N. 78-53 W. 120 feet to the Beginning corner.

This is a portion of the property conveyed to the mortgagor by deed of Hext M. Perry, et al, to be recorded herewith.

ALSO, all that lot of land with the buildings and improvements thereon, situate on the West side of Brockman Avenue, being shown as Lot 45 on plat of Sans Souci Villa, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "A", pages 510 and 511; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Brockman Avenue, at joint front corner of Lots 44 and 45, and running thence with the line of Lot 44, S. 57-25 E. 197 feet to an iron pin; thence N. 13-30 E. 88 feet to an iron pin; thence with the line of Lot 46, N. 57-25 W. 204 feet to an iron pin on the East side of Brockman Avenue; thence with the East side of Brockman Avenue, S. 10-30 W. 91 feet to the Beginning corner.

This is the same property conveyed to the mortgagor, O. O. Freeman, by deed of Pearl L. Freeman, dated February 26, 1954, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 494, page 531.

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) **her** heirs, 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) **her** heirs, successors and Assigns, from and against the mortgagor(s), **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.