

As to the above property, this mortgage is junior in rank to the lien of that mortgage given by Roy Waters and Robert E. Johnson to the Fidelity Federal Savings and Loan Association on November 1, 1956, in the original amount of \$10,500.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 696, page 124.

ALSO, All that lot of land with the buildings and improvements thereon, situate on the North side of Princeton Avenue, near the City of Greenville, in Butler Township, Greenville County, South Carolina, being shown as Lot 36 of College Heights on plat thereof made by Dalton & Neves, Engineers and recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", page 75, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Princeton Avenue, which iron pin is located 300 feet from the intersection of Griffin Drive and Princeton Avenue, and running thence along the line of Lot 35, N. 33-10 E., 150 feet to an iron pin; thence S. 56-50 W., 75 feet to an iron pin; thence S. 33-10 E., 150 feet to an iron pin at joint front corner of Lots 36 and 37; thence along the North side of Princeton Avenue, N. 56-50 E., 75 feet to the Beginning corner.

Being the same property conveyed to the Mortgagor, Dennis H. Edwards, by deed of McCall Manufacturing Co., dated September 19, 1950 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 419, page 459.

As to the last above mentioned property, this mortgage is junior in rank to the lien of the following two mortgages:

- (1) Mortgage given by Dennis H. Edwards to C. Douglas Wilson & Co. on September 26, 1950, in the original amount of \$5,900.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 476, page 521; and
- (2) Mortgage given by Dennis H. Edwards to C. Douglas Wilson & Co. on September 26, 1950, in the original amount of \$1,550.00, recorded in the said RMC Office in Mortgage Book 476, page 525.

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