

of the C. & W.C. Railway N. 35-45 W. 782.8 feet to a point in the center line of said right of way; thence S. 80-41 E. 141.6 feet to a concrete monument on the edge of the said right of way of the C. & W.C. Railway; thence with the Northeastern edge of the said right of way of the C. & W.C. Railway N. 35-45 W. 861 feet to an iron pin on the Southern side of Fairfield Drive where it intersects with School Street; thence with the Southern side of Fairfield Drive N. 75-06 E. 398.5 feet to an iron pin; thence with the curve of the intersection of Fairfield Drive and Haverhill Street, the chord of which is S. 70-34 E. 49.5 feet to an iron pin on the Southwestern side of Haverhill Street; thence with the Southwestern side of Haverhill Street S. 35-45 E. 798 feet to an iron pin; thence with the Southern side of Haverhill Street S. 80-41 E. 692.1 feet to an iron pin; thence with the curve of the intersection of Haverhill Street and Bon Air Street, the chord of which is S. 35-41 E. 70.7 feet to an iron pin on the Western side of Bon Air Street; thence with the Western side of Bon Air Street S. 9-19 W. 720 feet to the point of beginning.

The above described property is subject to the right of way of the C. & W.C. Railway as shown on the plat hereinabove referred to.

This is the identical property conveyed to the mortgagor herein by deed of William R. Timmons, Jr., dated May 6, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 478 at page 37; by deed of William R. Timmons, Jr., dated March 29, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 521 at page 435; and by deed of Wm. R. Timmons, Jr., dated March 12, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 573 at page 147.

Together with all equipment pertaining to the operation of all buildings and improvements now or hereafter constructed on the above described property, including, but not limited to, all heating and air conditioning equipment, facilities, and installations and any and all leasehold improvements now or hereafter placed upon the within described premises; PROVIDED, HOWEVER, this provision shall not include machinery and equipment, not constituting leasehold improvements, placed or installed on the premises for purposes other than operation of the buildings and improvements.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.