

This is the same property conveyed to me by deed of R. T. Dempsey to be recorded, and this mortgage is given to secure a balance of the purchase price, and is junior in rank to the lien of that mortgage given by James B. Arrowood to Carolina Federal Savings & Loan Association of Greenville, S. C. in the original amount of \$13,500.00 dated October, 1960, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 838, page 227.

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 plants and ice-boxes, cooking apparatus and appliances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unimproved 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) HIS 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) HIS heirs, successors and Assigns, from and against the mortgagee(s), MY heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.