

BEGINNING at an iron pin on the western side of Old Laurens Road at the joint corner of Lot Number 3; thence with the line of Lot Number 3, N. 77-53 W. 273.35 feet to an iron pin; thence S. 8-45 W. 150 feet to an iron pin; thence S. 78-38 E. 408.6 feet, crossing Old Laurens Road and extending to center of C. & W. C. Railroad track; thence with the center of said railroad track, N. 2-38 W. 149.3 feet to a point in center of track; thence N. 77-53 W. and crossing Old Laurens Road 106.15 feet to the beginning corner, being located on the western side of Old Laurens Road with the frontage on said Road being 150 feet.

Being the same property conveyed to the mortgagors herein by two separate deeds, as follows:

Lot Number 3 by deed recorded in the RMC Office for Greenville County in Deed Volume 626 at Page 443; and

Lot Number 4 by deed recorded in the RMC Office for Greenville County in Deed Volume 673 at Page 285.

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) its Heirs, successors and Assigns. And we do hereby bind ourselves, OUR Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) its 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.