

the intersection of said street with West Broad Street; thence with the southwestern side of West Broad Street S. 37-22 E. 230.5 feet to an iron pin; thence S. 68-33 E. 116.2 feet to an iron pin at the intersection with Jackson Street, the point of beginning.

Together with any and all right, title and interest of the mortgagors in and to the railroad transfer track, and right of way therefor, referred to above and shown on said plat; and, any assignable right mortgagors may have to connect to or build against the River Street bridge (See Deed Books 72 page 508 and 596 page 301).

Subject to such rights as riparian owners thereon, and the public, may have in the Reedy River and the flow thereof through the above described property; and,

Subject further to all restrictions, zoning ordinances, setback lines, roads, or passageways, easements, and rights of way (including, but not limited to, that sanitary sewer as shown on said plat), if any, affecting the above-described property.

The foregoing is the same conveyed to the mortgagors by deed of the mortgagee, of even date herewith, being recorded in the R.M.C. Office for Greenville County.

The mortgagors are hereby granted the right of anticipation at any time and in any amount, on any installment date.

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 The South Carolina National Bank, as Trustee, its successors and Assigns. *And we do hereby bind ourselves and our respective Successors Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank, as Trustee its successors and Assigns, from and against ourselves and our respective Successors Heirs, Executors, Administrators and Assigns. and every person whomsoever lawfully claiming or to claim the same or any part thereof.