

ALSO:

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All that piece, parcel or lot of land situate, lying and being at the Southeastern corner of the intersection of Paris Mountain Avenue and Beacon Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1, 2 and 26 as shown on a plat of Property of Ethel Y. Perry Est., prepared by W. J. Riddle, Surveyor, dated September 1944, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B at page 33 and having, in the aggregate, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Paris Mountain Avenue at the joint front corner of Lots Nos. 25 and 26 and running thence with the line of Lot No. 25 S. 5-35 E. 162.5 feet to an iron pin; thence with the line of Lot No. 3 S. 84-20 W. 112.5 feet to an iron pin on the Eastern side of Beacon Street; thence with the Eastern side of Beacon Street N. 5-35 W. 162.5 feet to an iron pin at the Southeastern corner of the intersection of Beacon Street and Paris Mountain Avenue; thence with the Southern side of Paris Mountain Avenue N. 84-20 E. 112.5 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Lula Mae C. Ayers, Elizabeth C. Painter, and James H. Collins, Jr., Individually and as Administrator of the Estate of Eva P. Collins, Deceased, dated July 19, 1968, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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 Southern Bank and Trust Company, its successors and Assigns. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company its successors and Assigns, from and against ourselves, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.