

the above are more fully set forth in that certain deed from A. F. Day to Augustus W. Smith, H. T. Mills, Allen J. Graham and W. S. Griffin as Trustees for the Young Mens Christian Association, dated May 1, 1924, and recorded in the RMC Office for Greenville County in Deed Book 99 at Page 68.



And said mortgagor agrees to deposit with mortgagee one-twelfth (1/12) of the annual amount due for taxes and hazard insurance at the beginning of each month if mortgagee so requests.

And said mortgagor agrees to provide loss of rent insurance in favor of the mortgagee in the amount of Thirty-Nine Thousand and No/100 (\$39,000.00) Dollars a year.

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.

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