

This is the identical property conveyed to the mortgagors herein individually by deed of Amos, Inc., dated September 2, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 756 at page 537. A 57/100ths interest in the premises was conveyed by the individual mortgagors herein to the mortgagors herein as Trustees for Frances B. DeLoache, et al, under Trust Agreement dated September 1, 1964, by deed dated September 2, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 756 at page 599.

The mortgagors herein join in the execution of this mortgage in their capacities as trustees (but not in the execution of the promissory note which it secures) in consideration of the loan which this mortgage secures, the proceeds of which are to be used to satisfy the present mortgage indebtedness on the premises and to pay for improvements made on and to the said premises.

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 and 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 us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.