

Beginning at the Northwest corner of Franklin Road and Bentwood Street, running thence N. 36-12 W. 87.6 feet with Bentwood Street; thence S. 52-15 W. 147.2 feet to a Point in the joint line of Lots Nos. 25 and 26; thence along said line S. 44-20 E. 106.5 feet to Franklin Road; thence with said Franklin Road N. 45-26 E. 133.2 feet to the beginning corner.

Being the same lot conveyed to me by W. E. McLoain Feb. 13, 1926, and recorded in the Office of the R. M. C. for Greenville County in Vol. 113. at Page 57.

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 agreed, by and between the said Parties, that all Plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting an unfurnished building similar to the one covered by these Presents, which are or shall be attached to the said building by nails, screws, bolts, Pipe Connections, masonry or in any 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 Part 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 Mortgage Guarantee Company of America, its successors and assigns forever, and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said Premises unto the said Mortgage Guarantee company of America, its successors and assigns from and against me and my heirs, executors, administrators and assigns, and all other Persons whomsoever lawfully claiming or to claim the same, or any Part thereof.

And it is agreed by and between the said Parties, that the said mortgagor (which expression herein shall include, his, her or its successors, heirs, executors, administrators or assigns) shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of Three thousand and no/100 Dollars, and assign the Policy of Insurance to the said mortgage (which expression herein shall include his, her or its successors, executors, administrators or assigns) and in case he or they shall at any time neglect or

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