

southwest corner of property of Jabk K. Wherry, et al; thence along western boundary of said Wherry property, N. 21-44 E. 402 feet, more or less, to iron pin on south side of railroad right-of-way; and which point is approximately 100 feet south of the center of said railroad track; thence along southern edge of said right-of-way, approximately N. 71-55 W. 227.3 feet, more or less, to iron pin; thence continuing along said railroad right-of-way, N. 72-42 W. 547 feet, more or less, to iron pin in line of property of State Highway Commission of S. C.; thence along line of Highway Commission property, S. 23-15 E. 821.9 feet, more or less, to point of beginning on north side of Woods Crossing Road.

Being all the property conveyed to Ruth B. McCauley by the following deeds: (1) Deed of Walter W. Goldsmith dated October 14, 1947, recorded in Deed Book 321, at page 450; and (2) Deed of Nettie L. Kuykendall dated March 19, 1947, recorded in Deed Book 309, Page 173; and being part of the property conveyed to the said Ruth B. McCauley by the following deeds: (1) Deed of Fannie Sue Brock dated April 3, 1947, recorded in Deed Book 310, Page 44; and (2) Deed of Lottie Babb Waldrop, et al, dated November 5, 1945, recorded in Deed Book 283, at Page 90, all of which deeds are of record in the said R.M.C. Office.

TOGETHER with all of the right, title and interest of said Mortgagor in and to that certain right-ofway granted and used for railroad purposes, which right-of-way abutts the northern boundaries of the property herein described and extends to the center of said railroad track.

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 mortgagee(s) **his** heirs, successors and Assigns. And **I** do hereby bind **myself and my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.