

chains to an iron pin; thence S. 63 E. 3.24 chains to a point in center of Highway No. 29; thence along center of said highway, S. 25 W. 5.25 chains to an angle; thence S. 19 1/2 W. 3.97 chains to an angle; thence S. 4 1/2 W. 12.85 chains to the beginning corner.

The above described property is the same conveyed to Baker-McDonald Lumber Co. by deed of Jessie N. Cleveland and Camille C. Killian, individually and as Executrices of the Estate of Mervin Cleveland, deceased, dated November 30, 1951, recorded in said R.M.C. Office in Deed Book 447, page 355, and by a correction deed from Jessie N. Cleveland and Camille C. Killian to the mortgagors herein, dated February 26, 1953, recorded in said R.M.C. Office in Deed Book 473, at page 520.

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate in Grove Township, Greenville County, State of South Carolina, lying on and between the rights of way of the Southern Railway and U. S. Highway No. 29, north of Grove Station, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Southern Railway on the Grover line and running thence S. 88-35 E. .87 chains to a stake; thence S. 0-30 W. 7.14 chains to the center of U. S. Highway No. 29; thence following the said Highway, S. 14-00 W. 3.06 chains to a point in the center of said Highway; thence N. 75-59 W. 2.61 chains to the center of Southern Railway; thence along said Southern Railway, N. 14-11 E. 9.81 chains to the beginning point.

The above described property is the same conveyed to the said Lee McDonald and the said G. W. Baker by deed of W. M. Guest, et al, dated March 9, 1949, recorded in said R.M.C. Office in Deed Book 377, at page 503.

Also, all that piece, parcel or lot of land with the buildings and improvements thereon, situate in Grove Township, Greenville County, South Carolina, lying on and between the rights of way of the Southern Railway and Old Highway No. 29, north of Grove Station, and being known and designated as Lot No. 1 on plat of the W. M. Guest and I. N. Moody property, made by W. J. Riddle on November 1, 1949, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the track of the Southern Railway, joint corner of said Lot No. 1 and lot conveyed to Lee McDonald and G. W. Baker by W. M. Guest and Mary E. Elrod, March 1949, and running thence along joint line of said lots, S. 75-50 E. 172 feet to center of old Highway No. 29; thence along center of said Highway, S. 14-30 W. 100 feet to joint corner of Lots Nos. 1 and 2; thence along joint line of Lots 1 and 2, N. 75-50 W. 175 feet to point in the center of track of Southern Railway; thence along center of said track in a northwesterly direction 100 feet, more or less, to the beginning corner.

The above described property is the same conveyed to the said Lee McDonald and G. W. Baker, by deed of W. M. Guest and Mary E. Elrod, dated March 1950 recorded in said R.M.C. Office in Deed Book 422, at page 30.

Also, all equipment, machinery and other furnishings used by the undersigned in the operation of the lumber and sawmill business known as Baker-McDonald Lumber Co., near Grove Station, in Greenville County, S.C., including, but not limited to the following:

- One Turner planer
- One Westinghouse 50 H.P. Electric Motor with switches and wiring
- One Toledo Blower
- One Westinghouse 20 H.P. Electric Motor with switches and wiring
- One DeWalt Saw
- One DeWalt Band Saw
- One Jointer
- One Rip Saw
- One Coley Saw Mill Unit and Edger
- One 1948 Ford 2-ton truck, bearing Motor #31492; Serial #88RT, and 1953-54 S. C. License No.
- One 1946 Ford 2-ton Chevrolet truck, bearing Motor #BG 782811, Serial #5174 and 1953-54 S. C. License No.
- One Gray Mare
- One Red Mare

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) its ~~heirs~~, successors and Assigns. And we do hereby bind ourselves and our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) its ~~heirs~~, successors and Assigns, from and against the mortgagor(s), OUR Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.