

TOGETHER with all the rights of the Mortgagor herein to tie on to and use the 13-inch brick wall along the South edge of property of Mabel Newton Turrentine which rights were acquired by the Mortgagor herein under party wall agreement made with the said Mabel Newton Turrentine on June 23, 1942, and recorded in the R.M.C. Office for Greenville County in Deed Book 245 at page 324.

ALSO all rights and easements of the Mortgagor in and to the use of that strip of land 25 feet in width lying adjacent to and South of the above described lot which easement and right-of-way were reserved by the Mortgagor in deed made to Greenville Manufacturing Company, dated April 3, 1942, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 243 at page 365.

ALSO all rights of the Mortgagor including the right of reversion in case of abandonment by Southern Railway Company to that strip of land which was conveyed to the said Southern Railway Company by deed of Mortgagor, dated March 12, 1942, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 243 at page 378.

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.