

ALSO: All that certain piece, parcel or lot of land situate and being on the Southeast side of Fernwood Lane in the City of Greenville, County of Greenville, State of S. C., being shown as Lot 14 on Plat of Cleveland Forest made by Dalton & Neves, Engineers, May 1940, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book K, pages 45, 46, and 47 and having according to said plat the following metes and bounds to wit;

BEGINNING at an iron pin on the Southeast side of Fernwood Lane at joint front corner of Lots 14 and 15 and running thence along the line of Lot 15 S. 25-16 E. 120 feet to an iron pin; thence S. 64-44 W. 60 feet to an iron pin; thence along the line of Lot 13 N. 25-16 W. 110.6 feet to an iron pin on the Southeast side of Fernwood Lane; thence with Fernwood Lane N. 55-44 E. 60.7 feet to the beginning corner.

The foregoing premises is the same conveyed to the Mortgagors herein by deed of J. E. Fitzpatrick and Thomas E. DeMint of even date herewith, being recorded in the R. M. C. office for Greenville County with this Mortgage.

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 GENERAL MORTGAGE CO., its successors and Assigns. And we do hereby bind ourselves Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said GENERAL MORTGAGE CO. its successors and Assigns, from and against our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.