

Bates Township, in the County and State aforesaid, containing $41\frac{1}{2}$ Acres, more or less, and also $\frac{71}{100}$ of an Acre, more or less, adjoining lands of Bell Hawkins, Dr. B. F. Goodlett and others, and described in a Plat of the same made by W. A. Hester on the 7th day of December 1910, as follows:

BEGINNING at a stake in the center of Grassy Branch and running with the meanders of said Branch to a stake in said Branch 17.90; thence South $3\frac{1}{4}$ East 38.88 chains to a stake in branch; thence with the meanderings of said Branch 17 chains to a Maple on said branch; thence North 16 West 17.50 to a stone nm; thence North $38\frac{3}{4}$ East 6.50 to a Pine 3xm; thence North 25 East 3.42 to a Poplar 3xm; thence North 1 East 2.50 to the beginning corner in Grassy Branch, being the same tract conveyed to L. H. Shelton by L. J. Hawkins by his deed dated December 17, 1910, recorded in Deed Book 11, page 215, R. M. C. Office for Greenville County, and also $\frac{71}{100}$ of an acre, more or less, being triangular in shape and situate at the South west corner of the above described tract, which aggregates 42.21 acres, more or less and said $\frac{71}{100}$ of an acre, more or less, was conveyed to L. H. Shelton by M. M. Tate by deed dated May 9, 1918, recorded in Deed Book 35, page 303, R. M. C. office for Greenville County, and L. H. Shelton subsequently re-conveyed tract described in said deed to M. M. Tate, retaining however the $\frac{71}{100}$ of an acre, more or less.

This is the same property conveyed to Homer Styles by deed of Elizabeth R. Knigoff, dated January 25, 1955, and this mortgage is given to secure the unpaid balance of purchase price for said property.

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) her heirs, successors and Assigns, ^{forever.} 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) her 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.