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lands hereinafter described; thence N 49 W, 5.30 chs. to a Sycamore Tree X-3NM; thence N 16 W, 5.50 chs. to W. O. X-3NM; thence N 17 E, 4.30 chs. to an iron pin; thence N 50 W, 4.80 chs. to poplar X-3NM; thence N 24 W, 4.75 chs. to a small dogwood X-3NM; thence N 7 W, 4.60 chs. to a Hickory X on old line; thence S 72½ E, 3.15 chs. to a P. O. tree X-3NM; thence S 38 E, 13.30 chs. to a stone OM; thence S 26½ E, 9.35 chs. to the beginning corner, and containing 14-3/4 acres, more or less.

ALSO ALL that certain piece, parcel and tract of land, situate, lying and being in Saluda Township, State and County aforesaid, and being described as follows:

BEGINNING at a Sycamore on line of tract No. 2, hereinafter described, and running thence with the line of Tract No. 2, N 54-15 W, 387 feet to a stake; thence N 58-45 E, 250 feet to a white oak; thence S 16 E, 363 feet to the beginning corner, and containing one acre, more or less.

ALSO ALL that certain piece, parcel or lot of land situate, lying and being on the Northwest side of North Saluda River and on both sides of the public road, leading to Marietta in Saluda Township, Greenville County, South Carolina, being shown as Tract 2 on plat of property of A. E. Cox, surveyed by W. J. Riddle, October 1, 1937, containing, according to said survey, 65.50 acres, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake in center of North Saluda River at corner of the Tract first above described and running thence up North Saluda River in a Northeasterly direction, 520 feet to a stake; thence N 28-0 W, 1310 feet to a stake in public road leading to Marietta; thence with said road, S 41-05 W, 471.2 feet to a stake; thence N 49-0 W, 351.5 feet to a sycamore; thence N 54-15 W, 387 feet to an iron pin; thence N 58-45 E, 250 feet to a White Oak; thence N 17-0 E, 284 feet to an iron pin; thence N 50-0 W, 317 feet to a poplar; thence N 24-0 W, 313.5 feet to a dogwood; thence N 7-0 W, 303.6 feet to a Hickory; thence N 71-30 W, 336 feet to a stone; thence N 38-45 W, 1616 feet to a stake at corner of Tract 4 on plat above mentioned; thence with the line of Tract 4, S 53-10 W, 357.5 feet to a stake; thence S 36-50 E, 1796 feet to a stone; thence S 7-0 E, 1115 feet to a stake; thence S 59-30 E, 1062 feet to a stake in public road leading to Marietta; thence S 40-0 E, crossing branch, 1130 feet to a point in North Saluda River; the beginning corner.

This is the same property conveyed to me by deed of Pauline G. Phelps, Clarence Iseman and Ellen I. Hempling, of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price.

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. 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), their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.