

This is the identical property heretofore conveyed to Eugene E. Stone, III by Mary F. Goldsmith by her deed dated July 15, 1939, and recorded in the R. M. C. Office for Greenville County in Deed Book 212, at Page 181.

This mortgage is given by Eugene E. Stone, III, as the owner of the above described tract of land and by Stone Manufacturing Co. as the lessee thereof and as the owner of the manufacturing plant constructed thereon.

This mortgage is given by Stone Manufacturing Co. pursuant to resolutions of its Board of Directors authorizing the same and duly adopted December 27, 1955, and is of equal rank and priority with a mortgage of even date herewith given by the mortgagors herein to The Peoples National Bank of Greenville, S. C., securing a note of even date herewith in the principal sum of \$100,000.00 and describing the identical property as is described herein.

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.