

340 feet S 36-05 E of the southern side of Lowndes Hill Road) and running thence S 30-50 W 580 feet to an iron pin; more or less, on the southwestern side of the C & WC Railroad right of way; thence along the southwestern side of the C & WC Railroad right of way approximately S 55-45 E, 450 feet more or less, to the point of beginning.

This property is subject to a right of way executed by Blanche Thomason to Duke Power Co. in deed book 412 at page 177, which right of way is 68 feet in width being a 69 foot strip running along the northeastern boundary of said lot on a course of approximately N 36-05 W. This property is also subject to a Sewer Easement.

Approximately 3.35 acres, more or less, was taken from the above described property by the South Carolina Highway Department in March of 1962.

This is the same property conveyed to the mortgagor herein by deed of Grover C. Parham and Aleene L. Parham by deed of even date to be recorded herewith and this mortgage is given to secure the balance 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), ~~their~~ their heirs, successors and Assigns. And ~~it does~~ hereby bind ~~itself~~ itself ~~its~~ its ~~heirs~~ heirs, successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), ~~its~~ its ~~heirs~~ heirs, successors, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.