

or an area of less than 2200 square feet if more than one story. In computing area and in determining whether a house has more than one story, basements, garages and porches shall be excluded.

ALSO, a right-of-way and easement to the mortgagee, its successors and assigns, forever, along and over that certain 25-foot alley shown on the aforesaid plat. Said right and easement granted herein not to be exclusive to the mortgagee herein, but for the common use and benefit of the owners of Lots 1, 5, 6, 7, 8, 9 and 10 and the Greenville Country Club.

Being the same property conveyed to mortgagor by Mildred J. Morris by deed dated May 7, 1962 and recorded on May 9, 1962 in Deed Book 697, Page 523, office of the R.M.C. for Greenville County.

This mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to the then owner of the real estate described herein, provided that no such additional loan shall be made if the making thereof would cause the total principal indebtedness secured hereby to exceed the amount of the original principal indebtedness stated herein. Each such additional loan shall be evidenced by a note or other evidence of indebtedness identifying such additional loan as part of the indebtedness secured hereby, and shall mature not later than the then maturity date of the original indebtedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder of said note to make any such additional loan.

*State of South Carolina } assignment
County of Greenville*

I, Ralph R. Stator, General Mortgage Co. hereby assigns, transfers and sets over to New York Life Insurance Company, or whomever, the within mortgage and the note which the same secures, without recourse, this 15th day of July, 1963.

*In the Presence of:
Henry H. Stator
Mary J. Loomer.*

*General Mortgage Co. (Seal)
By Harold F. Gilliland,
Vice Pres.*

assignment recorded July 16th 1963 at 9:30 a.m. # 17-7

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belong, 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 I do hereby bind myself, my 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 me and my

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.