

iron pin; thence S. 49-54 W. 137 feet to an iron pin; thence S. 68-04 E., 81.5 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence continuing along the offset line along the branch S. 5-0 W. 77.1 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; running thence along the joint line of said lots, N. 77-27 E. 156.7 feet to an iron pin on the western side of Chick Springs Road the joint front corner of Lots Nos. 14 and 15; running thence along the following metes and bounds, N. 13-13 E. 20 feet, N. 30-24 E. 50 feet, N. 51-04 E. 55 feet, N. 58-04 E. 35 feet, to an iron pin, point of beginning.

THIS being the same property conveyed to Ella S. Waggoner and Mitchell A. Waggoner, Sr. by deed of Carl J. Schaefer, dated May 27, 1960, and recorded in the RMC Office for Greenville County in Deed Book 651 at Page 189. Mitchell A. Waggoner, Sr. conveyed his interest in said property to the Mortgagor herein by deed dated May 9, 1962, and recorded in the RMC Office for Greenville County in Deed Book 697, Page 532.

THIS mortgage is subordinate to a first mortgage on said property given by Carl J. Schaefer to Aiken Loan and Security Co. in the original amount of \$11,100.00, recorded February 18, 1957, in the R.M.C. Office for Greenville County in Mortgage Volume 705, at Page 245.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, 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 ~~his~~ heirs, successors and Assigns And I do hereby bind myself, my heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee ~~his~~ heirs, successors and Assigns, from and against the mortgagor, her heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.