

LESS, HOWEVER, the following described portion of the above described property: BEGINNING at a point on the Western side of a new road, said point being N. 24 W. 598 feet from the Northern side of Airport Road, and running thence S. 66 W. 200 feet to a point; thence N. 24 W. 165.5 feet to a point; thence N. 66 E. 200 feet to a point on the Western side of the new road; thence along the Western side of said new road S. 24 E. 165.5 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Charleston & Western Carolina Railway Company, dated January 18, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 430 at page 219, less the portion thereof conveyed by the mortgagor herein to Ramseur Fuel Oil Company by deed dated July 6, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 701 at page 433.

This mortgage is junior in lien to a mortgage covering the above described premises given by the mortgagor herein to Liberty Life Insurance Company, dated April 12, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 321 at page 92.

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 Industrial Products, Inc.,
 ----- its successors and Assigns. And I ----- do hereby bind myself and
my ----- Heirs, Executors and Administrators to warrant and forever defend all and singular
 the said Premises unto the said Industrial Products, Inc., ----- its successors and
 Assigns, from and against myself and my ----- Heirs, Executors,
 Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.