

BEGINNING at an iron pin on the south side of Melbourn Lane at the joint front corner of Lots 71 and 72 and runs thence along the line of Lot 72 S 30-13 W 181.1 ft to an iron pin; thence N 60-13 W 100.7 ft. to an iron pin; thence along the line of Lot 70 N 30-23 E 182.1 ft. to an iron pin on the south side of Melbourn Lane; thence along Melbourn Lane S 59-37 E 100 ft. to the beginning corner.

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This is the same property conveyed to us by deed of William A. Kohl and Louise B. Kohl to be recorded herewith, and is junior in rank to the lien of that mortgage given by William A. Kohl and Louise B. Kohl to Fidelity Federal Savings and Loan Association on August 8, 1963, in the original amount of \$21,000.00, and recorded in the RMC Office for Greenville Co., S.C., in Mortgage Book 931, page 255.

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) **his** heirs, successors and Assigns. And **we** do hereby bind **ourselves, our** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **his** heirs, successors and Assigns, from and against the mortgagor(s), **our** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.