

BEGINNING at an iron pin on the south side of Bob White Lane, at joint front corner of Lots #44 and 45, and running thence along the south side of Bob White Lane, N 76-12 E, 75 feet to an iron pin; thence along the common line of Lots #43 & 44, S 20-43 E 161.4 feet to an iron pin in the center of a five-foot strip reserved for utilities; thence along the center of said strip, S 72-14 W, 85 feet to an iron pin; thence along the common line of Lots No. 44 and 45, N 17-08 W, 166.5 feet to an iron pin, the beginning corner.

BOOK 1026 PAGE 286

This is the same property conveyed to us by deed of William B. Ducker dated March 25, 1966, to be recorded herewith and is given to secure a portion of the purchase price and is junior inrank to the lien of that mortgage given by Roger Dale Roach to C. Douglas Wilson & Co. in the amount of \$8,750.00 on December 15, 1964, recorded in the RMC Office for Greenville Co., S.C., in Book 981, page 147.

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.