

BEGINNING at an iron pin on Lake View Drive (formerly known as Putman Road) at the joint front corner of Lots 20 and 19, and running thence along Lake View Drive the following courses and distances: N 84-30 E 334.5 feet, N 70-30 E 188 feet, N 61 E, 100 feet, N 35-45 E 150 feet, N 8-10 E 100 feet to the eastern corner of Lot 17; thence N 50-15 W 484 feet; thence S 65-30 W 626.7 feet; thence S 31 E 490 feet to the point of beginning.

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LESS, HOWEVER, the eastern corner of Lot 17 previously conveyed to Thadeus P. Traynham in a deed recorded in the RMC Office for Greenville County in Deed Book 602 at page 487 and the southern portion of Lot No. 18 and a small triangular portion of Lot 17 previously conveyed to Samuel Claude Pou by deed recorded in the RMC Office for Greenville County, S.C., in Deed Book 517, page 168.

TOGETHER with that right and easement over a strip fifteen (15) feet width along the entire western boundary of the lot conveyed by Kathryn T. Sims to Samuel Clarke Pou all of which is more fully shown in that deed which is recorded in Deed Book 517 at page 168.

This is the same property conveyed to us by deed of Barbara S. Hughes of even date herewith and this mortgage is given to secure the balance of the purchase price of the property mentioned hereinabove, and said mortgage is junior in rank to the lien of that mortgage given by Barbara S. Hughes to Leroy's Inc., in the amount of \$26,000.00, dated September 30, 1965, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1009, page 429, \$

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) **her** 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) **her** 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.