

hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said The Peoples National Bank of Greenville, its successors and assigns from and against the Southern Development Corporation of Greenville, its successors and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof, and its successors and assigns covenant with the mortgagee, its successors and assigns that at and until the unsealing of these presents undersigned was well seized of the above described premises as a good and indefeasible estate in fee simple and have good right to sell and encumber and convey the same, and that the same are free from all encumbrances and liens whatsoever.

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.

The mortgagor will keep the buildings on said premises insured against loss by fire, including extended coverage, and against damage or