

Paramount Builders, Inc., N 23-50 W 500 feet to an iron pin; thence along the Northeasternmost boundary of the property of Louise F. Earle, and following in part the right of way of Murrell Road, S 80-37 W 2023.6 feet to an iron pin; thence leaving the Murrell Road and running S 30-23 W 459.5 feet to an iron pin on White Horse Road, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Louise Farrell Earle, of even date, to be recorded herewith, and this mortgage is given to secure the balance of the purchase price of the above described property.

The mortgagor herein agrees that a default in the terms and conditions of that mortgage given by Paramount Builders, Inc., to Louise Farrell Earle, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1029, Page 88, which mortgage has been assumed by the mortgagor herein, shall constitute a default in the within mortgage.

The mortgagee, Louise Farrell Earle, by the acceptance of this Agreement, agrees that from time to time, upon the request of Georgia Industrial Realty Company, its successors and assigns, she will release all or any part of the property described in the within mortgage, from the lien of said mortgage, upon compliance by Georgia Industrial Realty Company, with the terms of the release agreement contained in the Contract of Sale made between Louise F. Earle and David F. Earle and Mary Earle Drawdy, as Trustee and Georgia Industrial Realty Company, dated January 26, 1968.

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) ~~their~~ heirs, successors and Assigns. And ~~it~~ ^{es} do hereby bind ~~itself and its~~ ~~its~~ ~~Successors,~~ ~~Executors and Administrators~~ to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) ~~their~~ heirs, successors and Assigns, from and against the mortgagor(s), ~~its~~ ~~Successors,~~ ~~Executors, Administrators and Assigns;~~ and every person whomsoever lawfully claiming or to claim the same or any part thereof.