

There is excluded from the above 6.25 acre tract a tract of land containing 1.55 acres, more or less, shown on the above referred plat, which was conveyed by the mortgagors to Wilson H. Anthony and Lula Azilee C. Anthony, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 730, Page 512.

ALSO ALL that piece, parcel or lot of land with the buildings and improvements thereon in Greenville Township, Greenville County, State of South Carolina, in the Berea Community, containing 1.04 acres, more or less, and being shown on plat made by J. C. Hall, Engineer, on July 16, 1963, recorded in the RMC Office for Greenville County in Plat Book DDD, at Page 187, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at branch at corner of Bruce property and the above described property, and running thence S 47-30 E, 190.5 feet to nail and cap in center of New Farr's Bridge Road; running thence with said Road, S 51-50 W, 387.9 feet to an iron pin; running thence N 38 W, 68 feet to an iron pin in branch; running thence with the branch 406 feet, more or less to an iron pin, the beginning corner.

The first tract of land above described is the same conveyed to the mortgagors by deed of Robert Edward Bruce, et. al., dated July 18, 1963, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 730, Page 483. The second tract of land above described is the same conveyed to the mortgagors by deed of William H. Anthony, et. al., dated July 19, 1963, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 731, Page 133.

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