

line through Lot No. 27 and other property of the grantee herein referred to hereinabove S. 43-15 E. 125.7 feet to an iron pin in the rear line of Lot No. 42; thence with the rear line of Lots Nos. 42, 41 and 40 N. 46-45 E. 100 feet to a point in the joint rear line of Lots Nos. 40 and 29; thence with a line through Lot No. 29 N. 43-15 W. 126.2 feet, more or less, to a point on the Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291); thence with the Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291) S. 46-41 W. 100 feet to the point of beginning.

PARCEL NO. 2

All that certain piece, parcel or lot of land situate, lying and being on the Northerly side of Crosby Circle near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 44 as shown on a plat entitled "Paramount Park", prepared by Piedmont Engineering Service, dated July, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina; in Plat Book W at page 57 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northerly side of Crosby Circle at the joint front corner of Lots Nos. 43 and 44 and running thence with the line of Lot No. 43 N. 43-15 W. 150 feet to an iron pin at the joint rear corner of Lots Nos. 43, 42, 27 and 26; thence with the line of Lot No. 26 S. 46-45 W. 70 feet to an iron pin at the joint rear corner of Lots Nos. 44, 25, 24 and 45; thence with the line of Lot No. 45 S. 43-15 E. 150 feet to an iron pin on the Northerly side of Crosby Circle; thence with the Northerly side of Crosby Circle N. 46-45 E. 70 feet to the point of beginning.

Notwithstanding anything contained herein to the contrary, it is expressly understood and agreed that the lien of this mortgage in and to the premises last hereinabove described is junior to the lien of that mortgage executed by Mead L. Connelly in favor of Prudential Insurance Company of America for the principal sum of \$8,550.00, dated May 22, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 597 at page 85.

ALSO those items of equipment, supplies and/or goods set forth on Exhibit A, attached hereto and made a part hereof, including (but not limited to) all of the aforementioned items which are or are to become a part of the real estate described on Exhibit B, attached hereto and made a part hereof.

Notwithstanding anything contained herein to the contrary, it is expressly understood and agreed that the lien of this mortgage in and to the premises described on Exhibit B, attached hereto and made a part hereof, is limited to a security interest in those items set forth on Exhibit A, attached hereto and made a part hereof, including (but not limited to) all of the aforementioned items which are or are to become a part of the said premises.

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 Southern Bank and Trust Company, its successors and Assigns. And it do hereby bind itself and its Successors and Assigns, Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Southern Bank and Trust Company, its successors and Assigns, from and against itself and its Successors and Assigns, Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.