

Together with the right and privilege to use for parking purposes only so much of the parking area designated on the plat referred to above in Edinburgh Court and the non-exclusive parking rights as described in the deed to the mortgagor William J. Wirthlin from the McAlister Corporation recorded in Deed Book 786 at Page 337.

Also the right of ingress and egress to and from Frederick Street and Greenacre Road as conveyed to the mortgagor William J. Wirthlin by the said deed of McAlister Corporation referred to above.

This property was conveyed to the mortgagor, William J. Wirthlin, by deed of McAlister Corporation, dated October 27, 1965, recorded in the RMC Office for Greenville County in Deed Book 786, Page 337, and conveyed to the mortgagor, James H. Gaines by deed of William J. Wirthlin to be recorded. This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property, and all the terms and conditions contained in the deed of McAlister Corporation referred to above.

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.