

This is the identical property conveyed to the mortgagors herein by deed of Samuel J. Locklear, Jr., dated September 25, 1969, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is junior in lien to that certain mortgage given by Samuel J. Locklear, Jr. to C. Douglas Wilson & Co., dated April 13, 1964, in the original amount of \$15,400.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 955 at page 269.

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 James Hunter Machine Co.,
 its successors and Assigns. And we do hereby bind ourselves and
our Heirs, Executors and Administrators to warrant and forever defend all and singular
 the said Premises unto the said James Hunter Machine Co., its successors and
 Assigns, from and against us and our Heirs, Executors,
 Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.