

thence S. 78-13 E. 200 feet to an iron pin on the west side of the Greenville Piedmont Highway in the front line of Lot 26; thence along said Highway N. 13-27 E. 87.5 feet to an iron pin; thence N. 18-34 E. 200 feet to an iron pin; thence still along said Highway N. 18-56 E. 200 feet to the beginning corner.

This is the same property conveyed to us by deed of Thomas A. Roe, dated June 4, 1970 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book at Page

ALSO:

ALL that lot of land with the improvements thereon situate on the east side of the right of way of the C & G Railroad, being near the City of Greenville, in Greenville County, South Carolina, being shown as the rear portion of Lot 28 on plat of property of E. A. Smythe and others, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book D at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the right of way of the C & G Railroad at the joint rear corner of Lots 27 and 28 and runs thence along the line of Lot 27 S. 77-53 E. 217 feet to an iron pin; thence N. 18-56 E. 218 feet to an iron pin in the joint line of Lots 28 and 29; thence along the line of Lot 29 N. 66-31 W. 151.8 feet to an iron pin on the east edge of the right of way of C & G Railroad; thence along the east edge of said right of way S. 34-0 W. 245 feet to the beginning corner.

The property last above described was inherited by the mortgagors as heirs at law of O. S. Elliott, deceased and the remaining interest therein was conveyed to the mortgagors by deed of E. Inman, Master, dated January 29, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 592 at Page 37.

This mortgage, as to the property last above described, is junior in rank to that mortgage given by us to Fidelity Federal Savings & Loan Association, in the original amount of \$26,300.00, dated April 29, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Vol. 921 at Page 574.

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