

ALSO:

All that piece, parcel or lot of land situate, lying and being on the Northern side of an unnamed county road, Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 1 as shown on a plat of property of C. T. Fowler, prepared by W. J. Riddle, dated June 1952, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 00 at page 477, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of S. C. Road No. 107 leading from Conestee to Mauldin and running thence along the edge of said road S. 74-28 W. 368 feet to a point near the center of the road leading from Conestee to Greenville; thence along said road N. 34-56 E. 138.5 feet; thence still along said road N. 22-58 E. 123.5 feet; thence S. 77-13 E. 262 feet to an iron pin; thence S. 21-50 W. 76.7 feet to the beginning corner; and containing .97 acres, more or less.

ALSO:

All the right, title and interest of the mortgagor herein in and to any property lying adjacent to the premises hereinabove described now occupied by any highway or roadway.

This is the identical property conveyed to the mortgagor herein and Melville D. Sampson by deed of Calvin T. Fowler, dated May 30, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 651 at page 389. The said Melville D. Sampson conveyed his interest in the premises to the mortgagor herein by deed, dated March 20, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 670 at page 277.

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 The Peoples National Bank its successors and Assigns. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The Peoples National Bank its successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof