

The undersigned have this day assumed and agreed to pay the balance due on that certain mortgage given by Elmer E. Condo and Patricia B. Condo in favor of The Peoples National Bank, dated August 1, 1969, in the original principal sum of \$40,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1133 at page 118 and the within mortgage represents an increased loan to the mortgagors herein and that any default under the terms and provisions of either the within mortgage, the aforesaid mortgage assumed by the mortgagors herein, or the promissory notes which the same respectively secure shall constitute a default under both said mortgages; paid mortgages being concurrent in lien upon the premises hereinabove described.

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 we do hereby bind ourselves OUR 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 US + OUR Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof