

No. 3 as shown on plat of B. W. Anders, said lot being more particularly described as follows:

Lot No. 3 beginning at an iron pin at the southeast corner of said lot, said pin being common to this lot and Lot No. 2, as shown on plat, thence running S. 61½ E. along the boundary line separating this lot from Lot No. 2 for a distance of 200 feet, thence N. 7 E. for a distance of 70 feet to an iron pin corner, thence N. 61½ W. along the boundary line between this lot and Lot No. 4 for a distance of 200 feet to an iron pin on South Saluda River, thence S. 7 W. along said river for a distance of 70 feet to the beginning corner. Said lot is bounded on the north by Lot No. 4, on the south by Lot No. 2, on the east by lands of B. W. Anders, and on the west by South Saluda River.

The above lot is one of several in a subdivision of B. W. Anders' land, and a 30 foot road runs through said lots and intersects with a public road leading from B. W. Anders' home across Saluda River.

This is the same property conveyed to the mortgagor herein by deed of B. W. Anders dated August 14, 1945 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 279, Page 417.

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,
 its heirs, 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 mortgagee, its successors and
 Assigns, from and against myself and my Heirs, Executors,
 Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.