

Main Street; thence along the rear line now or formerly of the National Bank of Greenville, S. C. approximately N. 20-47 E. 27 feet, 6 inches to the beginning point on the South side of West McBee Avenue, being the identical property conveyed to the Mortgagor by deed of N. C. Poe, Jr., Ellen Poe, et al, of even date to be recorded herewith and this mortgage is given to procure funds with which to pay a portion of the purchase price of said property.

Also, all right, title and interest of the said Mortgagor in and to the privileges, reservations, easements and rights-of-way relating to party wall rights and privileges, to the replacement and maintenance of sewer lines and to use and location of a boiler chimney, as set forth more fully in deed of N. C. Poe, et al, to Belk-Simpson Company dated May 7, 1937 recorded in deed Book 198, Page 329, in the R. M. C. Office, Greenville County, S. C., together with all other rights, reservations, privileges and easements which the Mortgagor may have in and to the said property above 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 mortgagee(s) its ~~heirs~~ successors and Assigns. And I do hereby bind myself and my Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) its ~~heirs~~ successors and Assigns, from and against the mortgagor(s), his Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.