

TRACT NO. 2 : BEGINNING at an iron pin near a bridge at a point where South Carolina Highway No. 14 crosses Gilders Creek, corner of tract No. 1, described above, and running thence along the northern side of said Gilders Creek as the line, the following courses and distances, to-wit: N. 51-33 W. 132 feet; S. 60-27 W. 159 feet; S. 22-46 W. 249 feet; S. 25-07 W. 240 feet; S. 28-11 W. 207 feet; S. 25-23 W. 199 feet; S. 17-53 W. 219 feet; S. 44-32 W. 147 feet; S. 71-49 W. 167 feet; N. 34-09 W. 173 feet; N. 43-43 W. 243 feet; N. 35-32 W. 435 feet; N. 31-28 W. 188 feet; N. 37-12 W. 260 feet; N. 52-45 W. 102 feet to an iron pin on the easterly side of South Carolina Highway No. 48 (Bethel Road); thence running along the easterly side of said Highway, the following courses and distances: N. 25-35 E. 258 feet; N. 20-53 E. 293 feet; N. 19-11 E. 1696 feet; N. 24-34 E. 250 feet; N. 49-12 E. 226 feet; N. 75-11 E. 227 feet; S. 79-55 E. 228 feet; S. 65-39 E. 230 feet; S. 70-02 E. 205 feet; S. 79-16 E. 187 feet; S. 86-03 E. 253 feet; N. 87-54 E. 304 feet to an iron pin at the intersection of South Carolina Highway No. 48 and South Carolina Highway No. 14; thence turning and running along the western side of South Carolina Highway No. 14, the following courses and distances, to-wit: S. 41-41 E. 63 feet, S. 23-57 W. 495 feet; S. 23-57 W. 1241 feet; S. 20-15 W. 197 feet; S. 15-31 W. 236 feet; S. 13-04 W. 233 feet to an iron pin, the point of beginning, containing 119.30 acres, more or less, exclusive of roads, and being the major portion of tract No. 5, and a part of tract No. 6 of the property of Mrs. Martha A. Austin, as shown on a plat thereof made by W. J. Riddle, Surveyor, in January, 1924.

The above described property is the same conveyed to James P. McNamara and Catherine F. McNamara by deed of James G. Bannon. This instrument is given to secure the purchase price for said conveyance.

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) his heirs, successors and Assigns. And we do hereby bind ourselves and 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.