

thence S. 25-51 E. 159.7 feet to an iron pin at the joint rear corner of Lot Nos. 20 and 21; thence running S. 63-35 W. 90 feet to an iron pin in the center of the rear line of Lot No. 19; thence running N. 25-51 W. (with the center line of Lot No. 19) 159.7 feet to an iron pin on the southern side of East Faris Road; thence running with the said side of said road, N. 63-35 E. 90 feet to the beginning corner.

LESS, HOWEVER, a small tract on the southern side of East Faris Road approximately 3.7 feet in width conveyed to the City of Greenville, South Carolina, by the mortgagor herein to widen East Faris Road, by a deed dated September 9, 1950, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 440, at page 413.

BEING the identical property conveyed to the mortgagor herein by deed of Nona E. Kay and Walter C. Kay, Jr., dated March 19, 1949, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 376, at page 147.

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 GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO. 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.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.