

ALSO, all that piece, parcel or lot of land in Butler Township, County of Greenville, State of South Carolina, lying and being on the Northernly side of Roper Mountain Road, near the City of Greenville, S. C., being known and designated as Tract No. 1, according to plat of Section 1, "Fairbourne", property of Norman G. Anderson and Mary G. Anderson, said plat being prepared by Piedmont Engineering Service in June, 1956, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "KM", page 31.

THIS is the same property conveyed to Bruce McPherson by deed of Elizabeth J. McPherson, to be recorded herewith, and this mortgage shall be junior in rank to the lien of that mortgage on the above property given by Elizabeth J. McPherson to Fidelity Federal Savings & Loan Association, Greenville, S. C., dated July 6, 1956, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 683, page 468.

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 **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) **its** 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.