

Street to an iron pin, at the curvature of the intersection of the proposed extension of East Faris Road and Cleveland Street; thence N. 27-27 W. 65.2 feet to a point in the center of the proposed extension of E. Faris Road, the point of beginning.

This is the property known as Riverbend Apartments and the same property conveyed to the mortgagor herein by deed of Surety Investment Company, dated December 31, 1968, recorded in the RMC Office for Greenville County, S. C., in Deed Book 861, Page 453.

The mortgagor herein covenants and agrees so long as there remains any balance under this mortgage, that it will furnish to the holder of the note secured by this mortgage within 90 days after the end of each fiscal year, a statement certified by an authorized financial officer of the mortgagor and prepared in accordance with the standard accounting procedure, showing all income received and expenses disbursed in connection with the operation of the property covered by this mortgage.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.