

thence with the common line with the said tract No. 3 on the T. J. Farmer Estate Plat, N. 67-33 E., 345 feet to the beginning corner, and containing three and fifty one-hundredth (3.50) acres, more or less.

ALSO, all my right, title and interest, in and to that means of ingress and egress, which is a 25 foot driveway running along the South line of Tract No. 2 from the Community Road that serves the Farmer Community, into and through Tract No. 3; this agreement is to go with said Lots Nos. 2 & 3.

ALSO, ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about three miles Southwest of Greer, South Carolina, and about one mile South of Pleasant Grove Baptist Church, lying on the East side of the new location of Highway No. 14, shown as Lot No. 4, on a plat of property of Ethel B. Farmer, made by H. S. Brockman, Registered Surveyor, February 6, 1969, the said plat showing the subdivision of Tracts Nos. 1 and 2 of the T. J. Farmer Estate Plat, having been made by H. S. Brockman, June 4, 1938, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of Lots Nos. 3 & 4 and runs thence with the common line of the said two lots, N. 15-35 W., 374.5 feet to an iron pin on the line of Property of the Piedmont Motor Lines; thence with the common line of the said Motor Lines and of this lot, S. 46-26 W., 698.5 feet to an old iron pin on the West side of the said new location of Highway No. 14 (old nail back on line in center of Highway at 36 feet; an iron pin back on line on East side of Highway at 75 feet); thence S. 32-30 E., 109 feet to a nail near the center of said Highway; thence N. 67-33 E., 37 feet to an iron pin on the East bank of road; thence continuing with the same course for a total distance of 619 feet (which line is the line of property now or formerly of Venture Ride Mfg., Inc.) to the beginning corner, and containing three and fifty one-hundredths (3.50) acres, more or less.

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) **their** heirs, successors and Assigns. And **we** do hereby bind **ourselves** **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), **their** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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