

of land situate, lying and being on the Spartanburg Road, Greenville Township, Greenville County, State of South Carolina, known and designated as Lot # 4 of the H. A. Chandler and H. P. Ballinger subdivision, on Spartanburg Road, plat of said subdivision being recorded in office of R. M. C. for Greenville County in Plat Book C. at page 277. Said Lot having the following metes and bounds: Beginning at an iron pin on Spartanburg Road and running thence with line of Lot # 3 n. 18-14 w. 247 feet to an iron pin in the old Spartanburg Road; thence with old Spartanburg Road S. 66-41 E. 69.7 feet to an iron pin; thence S. 30-21 E. 205.3 feet to the Spartanburg Road; thence with said Road S. 75-55 w. 60 feet to the beginning corner. This is the same lot of land conveyed to Johnson H. Payne by F. H. Brown by deed dated 17th day of Nov. 1928 and recorded in Office of R. M. C. for Greenville County in Plat Book 42 page 327."

together with all and singular the rights, interests, hereditaments, and appurtenances to the said premises belonging, or in any wise incident or appertaining; and it is agreed, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by the said lord in letting an unfurnished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be held 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 part of the security for this indebtedness herein mentioned and to be covered by this mortgage.

To have and to hold all and singular the said premises unto the said mortgage guaranty company of America, its successors and assigns forever, and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said