

and State aforesaid, in Ward Six (6) of the City of Greenville, having the following metes and bounds to-wit:

Beginning at an iron pin 65 feet from the intersection of Victory Avenue and Fairview Avenue (formerly Gibson Street) and running thence along Fairview Avenue N. 3-33 E. 65 feet to an iron pipe; thence S. 85-0 E. 16-0 feet to an iron pipe; thence S. 3-33 W. 65 feet to an iron pipe; thence N. 85-0 W. 16-0 feet to the beginning corner on the east side of Fairview Avenue, being the same lot conveyed to me by W. D. Parrish and J. C. Kover, by deed dated April 17, 1926, and recorded in the Office of the Register of Mense Conveyances for Greenville County in Vol. 109, page 70.

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 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 a Landlord 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 connection, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the free-hold 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 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 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 mortgage guaranty company of America its successors and assigns from and against myself my heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the said parties that the said mortgage (which expression herein shall include his, her or its successors, heirs, executors, administrators or assigns) shall and