

pin; thence N. 87-33 E. 130 feet to iron pin on the West side of Sherwood Street; thence along Sherwood Street S. 12-27 E. 89.4 feet to iron pin; thence continuing with Sherwood Street S. 23-43 E. 12 feet to the beginning corner.

TOGETHER with the right of ingress and egress over a strip of land and a 15-foot alley along the rear of the above described property, and extending to Allen Street.

This is a part of the property conveyed to the Mortgagor by Mabel B. Derrick by deed dated July 15, 1948 recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 353, page 197.

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) his heirs, successors and Assigns. And it does ~~he~~ hereby bind itself and its ~~heirs~~ Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) his heirs, successors and Assigns, from and against the mortgagor(s), its ~~heirs~~ Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.