

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 The South Carolina National Bank, as Trustee for the John W. Arrington Foundation, its successors and Assigns. And we do hereby bind ourselves, our successors and assigns to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank, as Trustee for the John W. Arrington Foundation, its successors and Assigns, from and against us, our successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure and keep insured the houses and buildings on said lot in a sum not less than Thirteen Thousand (\$13,000.00) Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of Thirteen Thousand (\$13,000.00) Dollars extended coverage