

State of South Carolina, being designated as business property on plat of Druid Hills made by Dalton & Neves, Engineers, January 1947, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, page 113, and being further designated as Lot I on plat of Shives-Hughes Realty Co. made by Piedmont Engineering Service, February 4, 1948, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of Rutherford Road and West Fairview Avenue, and running thence along the South side of Rutherford Road, S. 72-26 W. 123.9 feet to an iron pin; thence continuing with Rutherford Road, S. 78-31 W. 45 feet to an iron pin, corner of property of mortgagor; thence along line of property of mortgagor, S. 18-39 E. 131 feet to an iron pin on the North side of a 15-foot alley; thence along the North side of said alley, N. 77-43 E. 200 feet to an iron pin on the West side of West Fairview Avenue; thence with West Fairview Avenue, N. 18-39 W. 109 feet to an iron pin; thence continuing with West Fairview Avenue, N. 59-37 W. 47 feet to the beginning corner.

ALSO, all goods, merchandise, inventory, supplies, furnishings, fixtures, trucks and equipment of every kind and description now used in connection with the operation of the corporation known as Carr Builders Supplies on the Rutherford Road, it being the intention to include in this mortgage all property of every kind now owned by the Carr Builders Supplies.

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