

line parallel to the South edge of Pendleton Street N. 64-30 W. 82.5 feet to point of beginning.

LESS HOWEVER that certain strip of land heretofore conveyed by the Mortgagor to Paul E. Hunt on March 1, 1949, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 374, page 283 which strip consists of the Eastern one-half of said 8 inch and 13 inch walls.

The above property is part of same conveyed to the Mortgagor as follows: (1) Part of Lot 20 and all of Lot 19 by deed of Paul Payner et al dated November 28, 1944, recorded in Deed Book 270, page 128, R.M.C. Office for Greenville County, S. C.; and (2) a triangular strip conveyed by Paul E. Hunt, dated June 5, 1947, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 313, page 150, conveying a triangular strip from Lot 18.

It is expressly understood and agreed that the lien of this mortgage instrument shall rank equal and concurrent with the lien of that certain mortgage heretofore executed by Katherine A. Hunt in favor of Liberty Life Insurance Company in the original sum of \$25,000.00, dated June 5, 1947, recorded in Mortgage Book 364, page 71, said R.M.C. Office, and that upon default or upon violation of any of the covenants and provisions contained in either one or both of said mortgage instruments, that the Mortgagee may at its option declare both of said mortgages in default and may immediately sue thereon and foreclose both mortgages.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.