

No. 18 and smaller portions of Lots Nos. 16 and 20 as shown on a plat entitled "Property of Furman C. Smith, et al, Greenville, S. C.", made by Piedmont Engineering Service February 6, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book X, at page 197.

This is the identical property conveyed to the mortgagors herein by Furman C. Smith and James M. Bruce by their deed dated March 22, 1951, said deed being contemporaneously delivered herewith and to be contemporaneously recorded with this mortgage in the R. M. C. Office for Greenville County.

This mortgage is given to secure a portion of the purchase price of the within described property.

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A7P

~~THIS MORTGAGE IS GIVEN TO SECURE A PORTION OF THE PURCHASE PRICE OF THE WITHIN DESCRIBED PROPERTY. THE MORTGAGOR AGREES TO PAY ALL TAXES, ASSESSMENTS, WATER RATES AND OTHER GOVERNMENTAL OR MUNICIPAL CHARGES WHICH MAY CONSTITUTE A CHARGE UPON THE ABOVE DESCRIBED PREMISES AND, AT THE OPTION OF THE MORTGAGEE, TO DELIVER THE OFFICIAL RECEIPTS THEREFOR TO THE MORTGAGEE, AND IN DEFAULT OF SAID PAYMENTS, THE MORTGAGEE MAY PAY THE SAME AND ADD THE AMOUNT THEREOF TO THE DEBT SECURED BY THIS MORTGAGE.~~

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. ) ASSIGNMENT.

FOR VALUE RECEIVED, General Mortgage Co. hereby assigns, transfers and sets over to The Life Insurance Company of Virginia, its successors or assigns, the within mortgage and the note which the same secures, without recourse, this 27th day of March, 1951.

In the Presence of: ) GENERAL MORTGAGE CO.

*Parmake Shachary*  
*Thomas R. Jones*

BY *John W. [Signature]*  
(President) (Secretary)

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 GENERAL MORTGAGE CO., its successors and Assigns. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said GENERAL MORTGAGE CO. its successors and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.