

assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, Austin Township, about six miles from the City of Greenville and about one mile north of the Town of Mauldin, located just west of the Greenville-Laurens Highway, known as Tract Number One of the property of Dorothy Daves Howard as shown on a plat of said property made by W. J. Riddle, Surveyor, January, 1947, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "Q", Page 113, containing 2.12 acres, more or less, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the property now or formerly of Dorothy Daves Howard and the property now or formerly owned by A. B. Forrester, and running thence N. 46-15 W. 408 feet to an iron pin; thence S. 43-30 W. 263.8 feet to a stake; thence S. 51-20 E. 409 feet to an iron pin; thence N. 44-15 E. 227 feet to an iron pin at the beginning corner.

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

And it is covenanted and agreed by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, ranges, 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 ever 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,