

entitled "Section No. 3, Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S. C.," made by Dalton & Neves, November, 1950, revised August, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 57, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the southeastern corner of Buncombe Road and D. Street, and running thence along the southeastern side of D Street, N. 49-00 E. 170.2 feet to an iron pin, which iron pin is S. 49-00 W. 15 feet from the northwestern corner of Lot 2, Section 3; thence parallel with the westerly line of Lot 2, Section 3, and 15 feet distant therefrom, S. 41-00 E. 65.8 feet; thence S. 59-22 W. 176.6 feet to an iron pin on the eastern side of Buncombe Road; thence along the eastern side of Buncombe Road, N. 35-36 W. 34.1 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagor herein by deed of F. W. Poe Manufacturing Company, dated August 20, 1952, and to be recorded herewith.

Also, all the right, title and interest which the mortgagor has in and to that strip or parcel of land lying north of and adjacent to the tract first above described and lying south of and adjacent to the second above described, including the land embraced within an alleyway and also any land that may have formerly constituted a portion of the old G. & L. right of way which has for many years been abandoned.

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) **her** heirs, successors and Assigns. And **I** do hereby bind **myself and my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **her** heirs, successors and Assigns, from and against the mortgagor(s), **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

