

The above two parcels of land are the same this day conveyed to the mortgagors herein by deed of L.V. Duncan and Bessie Duncan to be recorded.

PARCEL III: All that certain piece, parcel or tract of land, containing 24-1/2 acres, more or less, in Bates Township, Greenville County, S.C. having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of the Marietta-Pickens road; and running thence along said Road, S. 4.22 chains to a bend; thence continuing along said road, S. 44-30 W. 3.81 chains to an iron pin on the west side of said road; thence N. 81-00 W. 21.16 chains to a stake on the old line near the power line; thence N. 32-00 W. 13.59 chains along lands of H.D. Burns to a small sweet-gum on the branch; thence with the meanderings of said branch, N. 55-00 E. 2.29 chains to an iron pin on branch; thence S. 24-00 E. 2.60 chains to a point; thence N. 62-30 E. 2.50 chains to an iron pin; thence S. 74-00 E. 8.08 chains to a stone thence N. 80-00 E. 3.50 chains to a pine tree; thence S. 86-00 E. 3.20 chains to a sourwood; thence S. 55-00 E. 6.07 chains to a stake; thence N. 77-30 E. 2.37 chains to an iron pin; thence S. 61-30 E. 4.95 chains to the point of beginning.

Being the identical tract heretofore conveyed to the Mortgagors by deed of Sam Lee dated October 3, 1951, recorded in said R.M.C. Office in Deed Book 443, at page 75.

It is expressly understood and agreed that in the event that Parcel III, above described, is sold, that the entire proceeds of sale will apply upon the balance then due on the above indebtedness.

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 we do hereby bind ourselves, our 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), our Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.