

Being the identical property conveyed to Shepsal Realty Corp. by Jeannette A. Ford and R. A. Ford by deed dated December 17, 1947 and recorded in Deed Book 550, Page 552, said R. M. C. Office.

ALSO, all that tract or parcel of land with the buildings and improvements thereon situate, lying and being in the County of Greenwood, State of South Carolina, containing 3.8 acres, more or less, and bounded as follows:

BEGINNING at a point at the intersection of the P & N Railway and Hickory Street, and running N. 72-10 E. 491.3 feet to a point; thence N. 18-42 W. 300.0 feet to a point; thence S. 72-10 W. 401.2 feet plus or minus to a point; thence S. 37-15 E. 318 feet plus or minus to point of beginning, and bounded on the South by Hickory Street, on the East by unopened street, on the North by lands of H. B. McKoy and H. C. Helgerson, and on the West by right of way of the P & N Railway; all of which will more fully appear by plat made by Piedmont Engineering Service, of Greenville, South Carolina, November 22, 1947, which said plat is recorded in the Office of the Clerk of Court for Greenwood County, South Carolina, in Plat Book 3, Page 146.

Being the same property conveyed to Shepsal Realty Corp. by deed of H. B. McKoy and H. C. Helgerson dated December 17, 1947 recorded in the Office of the Clerk of Court for Greenwood County, S. C., in Deed Book 79, at Page 9.

This mortgage and the note secured thereby is executed by the undersigned officers of the Shepsal Realty Corp., pursuant to the authority vested in them by resolution adopted by the Board of Directors of the Shepsal Realty Corp. at a meeting of said Board duly called and held for that purpose on December 22nd, 1952.

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) ^{its} heirs, successors and Assigns. And ^{it does} ~~xx~~ do hereby bind ^{itself, its} ~~xxxx~~ Heirs, Successors, ^{its} Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) ^{its} heirs, successors and Assigns, from and against the mortgagor(s), ^{its} Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.