

ALSO, all that lot or parcel of land with the buildings and improvements thereon, situate, lying and being in the Co-op Metropolitan School District known and designated as Lot No. 16, Block B, on Plat of property of the Duncan Park Development Company, Inc., made by Gooch and Taylor, Surveyors, September 8, 1945, amended October 27, 1945, said Plat being recorded in Plat Book 19 at page 273 and 274 in the Office of the R.M.C. for Spartanburg County, to which plat reference is made for a more complete description, said property being in Spartanburg County, S.C.

This is the same property conveyed to R. L. Hallman herein by deed of Duncan Park Development Company, Inc., dated December 22, 1947, recorded in the R.M.C. Office for Spartanburg County, S. C., in Deed Book 14-R, Page 350.

As to the property last above described, this mortgage is junior in rank to the lien of that mortgage given by R. L. Hallman herein to First State Building & Loan Association in the original amount of \$7,000.00, dated _____, recorded in the R.M.C. Office for Spartanburg County, S. C., in Mortgage Book _____, at Page _____.

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 and 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), their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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