

provements thereon, situate in Greenville Township, Greenville County, State of South Carolina, near the Northwest corporate limits of the City of Greenville, containing 2.92 acres, more or less, according to a plat thereof prepared by Pickell & Pickell, Engineers, May 9, 1944, and lying on the Southwest side of Riverside Road, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Southwest side of Riverside Road at the point of intersection of said Road with McBeth Street as extended across said Riverside Road; and running thence with Riverside Road, S. 43-45 E., 400.5 feet to an iron pin; thence S. 38-20 W., 292.4 feet to an iron pin near Railway right-of-way; thence N. 46 W., 450 feet to an iron pin on the Southeast side of McBeth Street as laid out and shown on plat of property of H. Y. Thackston, recorded in Plat Book "N", page 101, R.M.C. Office for Greenville County; and running thence with said McBeth Street, N. 48 E., 308 feet to the beginning corner.

Also an easement or right-of-way across property of George Ross between the Southwest line of the above lot and the sewer main line for sewerage connections from said line to the property above described, with the right of ingress and egress to construct, maintain and repair such line or lines for the benefit of the owner of the above described property or any portion thereof.

This is the same property conveyed to me by deed of George Ross, dated August 13, 1945, recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 279, at page 52.

ALSO, all machinery, equipment, supplies and fixtures, including shaftings, pulleys, hangers, belting and office equipment of every kind now located on the premises above described, together with additions or replacements thereof that may be made from time to time and placed on the premises, it being my intention that this mortgage shall include all such equipment, fixtures, supplies and machinery now used by me in the operation of a cotton waste business.

This mortgage shall rank equal in priority to the lien of that mortgage given by the Mortgagor, T. J. Benston, to The Peoples National Bank of Greenville, S. C., in the original amount of \$27,000, dated May 23, 1950, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 464, page 61.

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 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) its ~~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.