

This property was conveyed to the Mortgagor by deed of G. L. Muckenfuss, the Mortgagee herein, of even date herewith to be recorded and this mortgage is given to secure the unpaid portion of the purchase price thereof.

This mortgage shall be junior in rank to the lien of that mortgage given by G. L. Muckenfuss to John B. League on February 2, 1953 in the original amount of \$20,000.00, which is of record in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 552, at page 266.

This mortgage is executed by the undersigned officers of Acme Realty Company pursuant to the powers and authority vested in them by resolution of the Board of Directors at a meeting duly called and held for that purpose on December 31, 1954.

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