

of said branch (the traverse line of which is S. 6-49 E. 113.1 feet) to a point; thence continuing along the center of said branch in a South-easterly direction 125 feet to an iron pin; thence N. 9-45 E. 115 feet, more or less, to a point on the southwest side of an unnamed 18 foot street; thence along the southwest side of said unnamed 18 foot street N. 23-20 W. 170 feet, more or less, to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Margorie Wilson Varner dated March 1, 1955 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 520, at page 132.

In Trust, however, to hold, manage and dispose of the property herein conveyed with the power to sell, at public or private sale for cash and on such terms as the said Trustee may deem proper, resale and transfer all or any part thereof in such manner and upon such terms as he may deem advisable, without any obligation upon the purchaser to see to the application of the proceeds of sale; to borrow money and to give a security mortgage conveying the trust property or any part thereof to the lender as security for the repayment of the loan, and to execute a promissory note or notes, for the amount of money borrowed, payable to the lender without any obligation upon the lender to see to the use of the proceeds of such loans; to make and execute and deliver leases onal or any part of the property herein conveyed on such terms and conditions as he may deem advisable regardless of whether or not such leases may extend beyond the probable or the actual duration of the trust. All of the foregoing powers herein granted Trustee are also granted his successors, and Trustee and his successors may exercise all of said power without the order of any court or judge, and any purchaser of the Trust property or lender to whom the property is conveyed as security for a loan to Trustee is hereby relieved of the necessity of further investigating the Trustee's power to convey or sell said Trust property.

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, 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.