

For Release Set by S. Hwy 29 to Joe. K. D. Ober Co. Columbia Inc. See Deed Book 656 Page 35

Corporation, recorded in plat book P at page 127 of the R. M. C. Office for Greenville County.

There is excepted however from this mortgage a portion of lot No. 29 and the strip of land lying immediately in front of said lot which was previously conveyed to William W. Joner by deed dated August 27, 1951 and recorded in deed book 460 page 125.

For a more complete description and the metes and bounds of the above described lots and properties, reference to the plat hereinabove described recorded in plat book P page 127 is hereby craved.

This is a purchase money mortgage given in part payment of the full consideration for the property this day conveyed to the mortgagors herein by the mortgagees herein, and is the same property conveyed by such deed with the exception of lot No. 31, which is conveyed by the deed and is intentionally excluded in this mortgage.

Also all of the personal property consisting of all of the furniture, fixtures, supplies, equipment and chattels belonging to or forming a part of the University Park Motel including all those items specifically listed in a bill of sale of even date from the mortgagees herein to the mortgagors herein. Also, including any and all replacements or additions or chattels acquired in the operation of said business by the mortgagors during the term of this mortgage.

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) their heirs, successors and Assigns. And we do hereby bind ourselves, our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) their 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.