

AT the time this property was conveyed to the mortgagors herein by the mortgagee, the said mortgagors assumed an FHA Title One Home Improvement Loan, given by P. R. Long, Jr. to The First National Bank of Greenville, S. C., dated November 30, 1955, in the original amount of \$2,874.50, on which there remains unpaid a principal balance of \$2,474.50. The mortgagors herein agreed to make the monthly payments of said FHA Improvement Loan to The First National Bank of Greenville, S. C., and this mortgage is given to secure said payments and to protect the mortgagee against any claim that The First National Bank may make against said mortgagee as maker of its note and upon the payment in full by the mortgagors of said loan, to The First National Bank of Greenville, S. C., the within mortgage is to be satisfied and cancelled. No payments shall become due and payable on this loan to the mortgagee herein so long as the mortgagors make payments to The First National Bank of Greenville, S. C., on the FHA Improvement Loan referred to above.

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** 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) **his** 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.