

75.4 feet to a point on the Southwesterly side of West McBee Avenue; thence along the Southwesterly side of West McBee Avenue, S. 69-00 E., 46.5 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Mabel C. Payne, to be recorded herewith.

TOGETHER with all the Mortgagor's rights to use any party walls and wall rights, together with all the rights and privileges heretofore reserved to maintain and replace any sewer lines now crossing property of Belk-Simpson Company as described in deed of N. C. Poe, Jr., et al, to Belk-Simpson Company, dated May 7, 1937, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 198, at page 329.

This mortgage is executed by the undersigned officers of First McBee Company pursuant to the authority vested in them by resolutions adopted by its Board of Directors at a meeting duly called and held for that purpose on June 14th, 1956.

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