

last will and testament, on file in the Office of the Probate Court for Greenville County, S. C., in Apartment 621, File 25, he devised a life interest in said property to his wife, Emily Westbrook Grady, the said property to go to John Woodfin Grady, Jr., at her death. Subsequently, Emily Westbrook Grady, by her deed dated November 16, 1956, conveyed all her interest in the above property to the Mortgagor herein, John Woodfin Grady, Jr., which deed is to be recorded herewith.

ALSO, ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Hampton Avenue, in the City of Greenville, in Greenville County, S. C., and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Hampton Avenue, said pin being 354 feet in a Northwesterly direction from the point where the Northeast side of Hampton Avenue intersects with the Northwest side of Butler Avenue, also corner of Lot formerly owned by J. G. Landrum, and running thence along property now or formerly of J. G. Landrum, N. 31-02 E., 222 feet to an iron pin on the Southwestern edge of a 10-foot alley; thence with said alley, N. 39-0 W., 88 feet to an iron pin, the corner of lot now or formerly owned by Hattis S. Moran; thence along the line of Moran property, S. 33-10 W., 230.5 feet to an iron pin on the Northeast side of Hampton Avenue; thence along the Northeast side of Hampton Avenue, S. 48-04 E., 74 feet to the Beginning corner.

Being the same property conveyed to the Mortgagor herein, Elva Brooks Landrum Grady, by deed of E. Inman, Master, dated June 19, 1950 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 412, page 267.

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~~ ~~and~~ 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) ~~its~~ ~~and~~ 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.