

ALSO, all that lot of land with the buildings and improvements thereon, situate on the North side of Pendleton Street in the City of Greenville, Greenville County, S. C., having a frontage on the North side of Pendleton Street of approximately 105 feet and runs back to a depth of approximately 278.9 feet to the South side of Rhett Street, being bounded on the North by Rhett Street, on the East by property now or formerly of William Hoesh, on the South by Pendleton Street and on the West by property of the mortgagor.

This lot is shown on the City Block Book Sheet 73, Block 3, as Lots 3 and 4.

The property last above described is the same conveyed to the mortgagor by deed of Ida R. Buist, dated November 27, 1944, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 269, page 327.

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.