

following the curve thereof in a Northeasterly direction 777.7 feet to the Beginning corner, and contains 3.33 acres.

NO. 2. BEGINNING at an iron pin on the Northwest edge of the 20-foot private road running through the New Furman University Campus at the corner of other property of Furman University and running thence N. 54-32 W., 160 feet to an iron pin; thence N. 9-32 W., 135.8 feet to an iron pin; thence N. 35-28 E., 200 feet to an iron pin; thence N. 80-28 E., 135.8 feet to an iron pin; thence S. 54-32 E., 160 feet to an iron pin; thence S. 27-34 E., 179.7 feet to an iron pin on the North edge of said 20-foot private road; thence along the North edge of said private road following the curve thereof (the radius being 237.5 feet (294.2 feet to an iron pin on the Northwest edge of said 20-foot private road; thence continuing along the Northwest edge of said road, S. 35-28 W., 86 feet to the Beginning corner and contains 2.47 acres.

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ALSO an easement for ingress and egress in and over a 20-foot private road running Northeast from the Duncan Chapel Road, (also known as S. C. Highway No. 170) through the New Furman University Campus and being adjacent to the above described tracts of land, the said 20-foot road being further described as all the land measured ten feet on each side from the center line of said road, which center line is described as follows:

BEGINNING at a point in the center of Duncan Chapel Road (also known as S. C. Highway No. 170), being located S. 82-25 E., 481.7 feet from the point where the center of the Greenville Northern Railway track intersects with the center of the Duncan Chapel Road and running thence along the center of said 20-foot private road, as follows: N. 26-00 E., 202.2 feet; thence along a 3 degree curve to the left a distance of 187.7 feet to a point; thence N. 20-22 E., 183.6 feet to a point; thence along an 8 degree 30 minute curve to the right, 304.7 feet to a point; thence N. 46-16 E., 436 feet to a point; thence S. 37-38 E., 258 feet to a point; thence along a curve (the chord being S. 80-58 E., 75.9 feet) to a point; thence along a 1 degree, 30 minute curve to the left, a distance of 789.8 feet to a point; thence N. 43-52 E., 58.6 feet to a point; thence along a curve to the left (whose radius is 230 feet), 131.8 feet to a point; thence N. 11-47 E., 31.6 feet to a point; thence along a curve to the right, whose radius is 227.5 feet, a distance of 450.6 feet to a point; thence N. 35-28 E., 260 feet to a point; thence along a curve to the right, (whose radius is 227.5 feet), a distance of 281.6 feet to a point in the center of said 20-foot road in line of property of Furman University.

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