

BOOK

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running thence along the line of said property, S 58-0 W, 747 feet to a hickory; thence N 32 W, 199 feet to an iron pin; thence N 66-00 E, 860 feet to an iron pin; thence S 10-0 E, 133 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of T. C. Ferguson and Lila Mae Ferguson, to be recorded herewith, and this mortgage is given to secure a portion of the purchase price, and is junior in rank to the lien of that mortgage this day given by me to Fidelity Federal Savings & Loan Association of Greenville, S. C., in the amount of \$15,000.00.

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) **their** heirs, successors and Assigns. And **I** do hereby bind **myself and my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **their** heirs, successors and Assigns, from and against the mortgagor(s), **my** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.