

said subdivision recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 77.

THIS is the identical property conveyed to the mortgagor by deed of David E. Watson and Willard C. Hearin, Jr., dated October 19, 1954, recorded in the R. M. C. Office for Greenville County in Deed Book 511 at Page 77, less a 1.1 foot strip off the northern portion of Lot No. 6 conveyed by the mortgagor herein to Amos, Inc. by deed dated January 20, 1955, recorded in the R. M. C. Office for Greenville County in Book 517 at Page 100.

THIS mortgage is junior in lien to that certain mortgage executed by the mortgagor herein to Carolina Life Insurance Company on January 28, 1955, in the principal sum of \$36,500.00 which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 625 at Page 142. It is the express condition of the mortgage herein given that should there be a default in the payment of the first mortgage on the within described premises, that such default shall at the option of the mortgagee herein, operate to accelerate the payment of the principal balance on the second mortgage herein and the mortgagee may, at his option, declare the entire balance due and owing on the mortgage at the time of the default in payment of the first mortgage as due and owing.

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 Willard C. Hearin, Jr. ~~his heirs~~ Building Inc. ~~and Assigns.~~ And Stork ~~do hereby bind itself, its~~ successors and assigns ~~to warrant and forever defend all and singular~~ the said Premises unto the said Willard C. Hearin, Jr. ~~his~~ heirs and Assigns, from and against Stork Building, Inc. itself, its successors ~~and Assigns,~~ and every person whomsoever lawfully claiming or to claim the same or any part thereof.