

shown on a plat thereof prepared by W. J. Riddle, Surveyor, in September, 1947, and having according to a recent survey and plat of a portion of the property of Rossie Rose Kellett, prepared by John C. Smith, Reg. L. S., dated May 2, 1957, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway No. 8 at the corner of the property of H. Greely Stanton, and running thence along the line of said Stanton property, N. 0-25 E. 590.0 feet to an iron pin; thence along the line of property of Kellett, S. 15-12 W. 556.0 feet to a point in the center of said S. C. Highway No. 8; thence with the center of said Highway as the line, S. 69-14 E. 151.3 feet to the point of beginning.

Subject to the rights of the public in and to that portion of S. C. Highway No. 8, as well as any other roads, lying within the bounds of said tract, and subject to any easements or rights-of-way for utility purposes affecting said premises.

The above described property is the same conveyed to Emory H. Watkins and Louise Watkins by deed of Rossie Rose Kellett, dated May 3, 1957, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 576, at Page 189, and ^{is} subject to a senior mortgage executed by said Emory H. Watkins and Louise Watkins to C. M. Todd, Jr., dated May 3, 1957, and recorded in R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 712, at Page 211.

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) his heirs, 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) his heirs, successors and Assigns, from and against the mortgagor(s), OUR Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.