

thence N. 45-45 W. 573.8 feet, more or less, to a stone; thence S. 44-30 W. 2317.9 feet to a point in the center of Grove Creek; thence with the middle of Grove Creek in the following traverse courses and distances: S. 1-25 E. 1420 feet; S. 16 W. 538 feet; S. 38-30 W. 250 feet; and S. 59-15 W. 291 feet to a point in the center of an old road; thence with the center of said old road in the following courses and distances: S. 1-30 E. 50 feet; S. 0-30 W. 545.1 feet; S. 3-45 E. 136.6 feet; S. 13-30 E. 101 feet; S. 30-45 E. 56.1 feet; S. 49-45 E. 82.5 feet; S. 57 E. 999.9 feet; S. 53 E. 230.3 feet; S. 71-30 E. 409.8 feet; S. 85 E. 118.1 feet; S. 82-30 E. 75.2 feet; N. 65-45 E. 145.2 feet; N. 55-15 E. 129.3 feet; N. 47-15 E. 215.8 feet and N. 34-30 E. 429.6 feet; thence N. 13 W. 359.7 feet to a branch; thence with the middle of the branch as the line in the following traverse courses and distances: S. 72-45 W. 495 feet; N. 79-30 W. 382.8 feet; N. 57 W. 475.8 feet and N. 29 W. 192.7 feet to an Ash; thence N. 63-30 E. 1067.9 feet to a stone; and N. 0-30 E. 442 feet to the beginning corner.

This is the same property conveyed to me by Deed of H. P. Beam of even date herewith. This Mortgage is given to secure the balance of the purchase price and is junior in rank to the lien of the following Mortgages held by The Federal Land Bank of Columbia.

1. Mortgage given by H. P. Beam to The Federal Land Bank of Columbia, dated April 19, 1934, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 249, page 130.
2. Mortgage given by H. P. Beam to The Land Bank Commission, dated April 14, 1934, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 250, page 122.
3. Mortgage given by H. P. Beam to The Atlantic Joint Stock Land Bank of Raleigh (subsequently assigned to The Federal Land Bank of Columbia) dated December 24, 1924, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 133, page 255.

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 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) 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.