

This is the same property conveyed to the mortgagor by deed of E. J. McCarty to be recorded herewith, and as to this property, this mortgage is junior in rank to the lien of that mortgage given by George W. Androne on January 26, 1959, to The Prudential Insurance Company of America in the amount of \$22,500.00.

ALSO:

ALL that piece, parcel or lot of land, situate, lying and being on the West side of Summit Drive in the City of Greenville, in Greenville County, S. C., being known and designated as Lot 5 on a plat of property of C. Douglas Wilson, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "AA", page 97, said plat being a revision of a plat of the property of Lois M. Wilson, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "T", page 120, and having according to the former plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Summit Drive, joint front corner of Lots 5 and 6, and running thence N. 89-30 W. 160 feet to an iron pin, joint rear corner of Lots 5 and 6; thence S. 1-26 W., 80 feet to an iron pin, joint rear corner of Lots 4 and 5; thence S. 89-30 E. 160 feet to an iron pin on the West side of Summit Drive; thence along the West side of Summit Drive, N. 1-26 E., 80 feet to an iron pin, the point of beginning. LESS, HOWEVER, a small strip across the front of the lot which was taken by the City of Greenville for the purpose of widening Summit Drive.

This is the same property conveyed to George W. Androne and Mary Sue Androne by deed of Kenneth R. Erfft and Nancy C. Erfft dated January 30, 1954, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 494, page 538, and as this property, this mortgage is junior in rank to the lien of that mortgage given by Kenneth R. Erfft and Nancy C. Erfft to General Mortgage Co. on July 3, 1952, which is recorded in the above RMC Office in Mortgage Book 534, page 21.

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 **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) **their** heirs, successors and Assigns, from and against the mortgagor(s), **their** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming <sup>in</sup> or to claim the same or any part thereof.