

ALSO ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the State and County aforesaid near the corporate limits of the City of Greenville, on the North side of Paris Mt. Avenue and being known and designated as the Eastern one-half of Lot No. 13 of the property of B. E. Geer, as shown on a revised plat made February 1929, by W. M. Rast, Engineer, and recorded in the Office of RMC for Greenville County, in Plat Book "H", page 142, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Paris Mt. Avenue at joint corner of Lots 12 and 13 and running thence along the line of Lots 12 and 6, N. 6-50 W., 175.4 feet to an iron pin; thence S. 84-02 W., 50 feet to an iron pin in the center of the rear line of Lot 13; thence through the center of Lot 13, S. 6-50 E., 175.4 feet to an iron pin on the North side of Paris Mt. Avenue; thence along the North side of Paris Mt. Avenue, N. 84-02 E., 50 feet to the beginning corner.

This is the same property conveyed to mortgagor by deed of Houston Miller, dated June 8, 1935, recorded in the RMC Office for Greenville County, S.C. in Deed Book 181, page 436.

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) ~~its~~ ~~xxx~~, 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) ~~its~~ ~~xxx~~ 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.