

Davenport Estate and Norris Brothers property; thence with the joint line of the Davenport Estate and Norris Brothers property, N. 20-0 E., 48 feet 6 inches to a point; thence N. 69-57 W., 37 feet 7-5/8 inches to the Northeast corner of a brick wall; thence on a line passing through said wall, N. 69-57 W., 19 feet 3 inches to a point on the South side of a 17-inch brick wall, which point is 101 feet East from the Eastern side of South Main Street; thence along the South side of said wall, N. 69-57 W., 101 feet to a point on the Eastern side of South Main Street, which point is 101 feet 1/2 inch South from the Southeast corner of the intersection of South Main Street and East McBee Avenue; thence along the Eastern side of South Main Street, N. 20-39 E., 46 feet 1/2 inch to the point of Beginning; TOGETHER with all the mortgagor's right, title and interest in and to the streets and alleys joining and bounding this property, together with its right to use and enjoy the same.

The within mortgage and the note secured hereby are executed on behalf of Norris Brothers, a corporation organized and existing under the laws of the State of South Carolina, by the undersigned officers pursuant to resolutions adopted by the Board of Directors of said corporation at a meeting duly called and held on July 30, 1959.

The mortgagor covenants and agrees that so long as there remains a balance due on the note secured by this mortgage, it will maintain in full force and effect that policy of life insurance issued by Liberty Life Insurance Company, No. 122,691, dated April 16, 1959, on the life of David Leland Norris, Jr., in the amount of \$50,000.00, and will promptly pay all premiums becoming due thereon and in the event it should fail to pay any such premium when due, the mortgagee may at its option advance such premiums and any amount so paid shall be added to the indebtedness due the mortgagee with interest thereon from the date of such advance at six per cent until repaid. Any default on the part of the mortgagor in the payment of such premiums shall constitute a default under the terms of this mortgage and the note secured thereby.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.