

South Carolina, containing 18.31 acres, more or less, on the east side of a County road known as the Marchant Road lying north of a road known as Hudson Road, and having according to a plat of the property of Preston S. Marchant, prepared by J. C. Hill, L. S., dated October 23, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Z, at Page 153, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of a County road known as the Marchant Road, at the southwest corner of property of P. S. Marchant; thence along the said Marchant line N. 77-00 E. 1496 feet to an iron pin; thence along the line of property now or formerly belonging to Grover L. Jones, S. 31-30 W. 953.9 feet to an iron pin; thence continuing along said property line S. 78-15 W. 816.4 feet to an iron pin on the eastern edge of the said Marchant Road; thence with the eastern edge of the said Marchant Road as the line, the following courses and distances, to-wit: N. 2-20 W. 44.5 feet to an iron pin; N. 20-00 W. 177.5 feet to an iron pin; N. 18-15 W. 140.1 feet to an iron pin; thence N. 4-00 W. 317.5 feet to an iron pin, point of beginning.

Also, all the right, title and interest of the Mortgagors in and to that portion of the County road sometimes called the Marchant Road abutting upon the above described tract on the Western end thereof.

Being the same property conveyed to the Mortgagor, Dorothy W. Marchant, by deed of Grover L. Jones, dated January 30, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 428, at page 140.

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 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) its 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.