

THIS IS the same property conveyed to the grantors by deeds of Annie Walker Balentine recorded in the RMC Office for Greenville County in Deed Book 391, page 431, Deed Book 399, page 89, and Deed Book 403, page 1.

ALSO all that lot of land with the buildings and improvements thereon situate, lying and being on the East end of a county road which leads East from the Mountain Creek Road in Chick Springs Township, Greenville County, South Carolina and being shown as the shop building on a plat made by J. C. Hill, Surveyor, June 20, 1955 recorded in the RMC Office for Greenville County, South Carolina in Plat Book "JJ" at page 3 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the Northwest corner of the shop building lot as shown on said plat and runs thence S. 79-30 E., 235 feet to an iron pin; thence S. 20-0 W., 229.8 feet to an iron pin; thence N. 63-10 W., 210.7 feet to an iron pin; thence N. 11-45 E. 165.3 feet to the beginning corner.

TOGETHER with all rights and easements which mortgagors have in, over and through that thirty-six (36) foot road leading from the West side of the above described lot in a Westernly direction to Mountain Creek Road.

AS TO THE last property above described, this mortgage is junior in rank to the lien of those two mortgages given by us to the South Carolina National Bank of Charleston, one being in the original amount of \$6,000 dated November 26, 1957 and recorded in the RMC Office for Greenville County in Mortgage Book 731, at page 119; the other being in the original amount of \$3,400 dated July 20, 1959 and being recorded in the said RMC Office in Mortgage Book 796, at page 352.

THE property last above described is the same conveyed to the grantors by deed of George H. Balentine dated February 24, 1956 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 546, at page 156.

THE mortgagee in accepting this mortgage agrees that upon reduction of the indebtedness secured by this mortgage to the sum of \$6,000 and provided that at that time all principal and interest due thereunder has been paid and there are no existing defaults in the terms of said mortgage or note secured thereby that mortgagee will release from the lien of this mortgage the property on the South side of Belvue Road first above described.

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, our 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), their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.