

837 PAGE 514

entitled "Plat of Christ Church Property", dated October, 1959, revised by addition made in June, 1960, recorded in said RMC Office in Plat Book UU, page 93, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Washington Street at a point 297.5 feet southeast of the easterly corner of said Street with Church Street, said pin being the joint front corner with the R. E. Houston property, and running thence along the northeasterly side of East Washington Street, the following courses and distances: S 69-17 E 83.5 feet to an iron pin; S 61-09 E 22.6 feet to an iron pin, and S 69-24 E 179 feet to an iron pin; thence turning and running N 20-38 E 200 feet to an iron pin; thence turning and running N 69-24 W 285 feet to an iron pin, joint rear corner of Houston property; thence turning and running with the line of the Houston property S 20-38 W 196.9 feet to the point of beginning.

In addition to the above described real estate, this mortgage covers all furniture, fixtures, furnishings and all other personal property now belonging or hereafter belonging to the mortgagor, located or hereafter to be located on the real estate.

This mortgage is executed by the Senior Warden and the Treasurer of Christ Church pursuant to a resolution duly adopted at a meeting of the Vestry of Christ Church held on September 12, 1960, the authority for which is found in the By-Laws of said corporation, which by-laws are authorized and stem from the authority contained in the Constitution and Canons of the Protestant Episcopal Church in the United States of America and the Constitution and Canons of the Portion of the Protestant Episcopal Church known as the Diocese of Upper South Carolina, and the further authority which is found in Section 12-758 of the Code of Laws of South Carolina, 1952, applicable to eleemosynary corporations.

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.