

TRACT NO. 4 - BEGINNING at an iron pin in the center of the intersection of the New Woodruff Road (State Highway 146), and the Old Woodruff Road, and thence along the center of said Road, N. 65-05 W., 426 feet to an iron pin; thence continuing along said New Woodruff Road, N. 62-35 W., 280 feet to an iron pin at joint front corner of Tracts 2 and 3; thence continuing along said Road, N. 59-00 W., 295 feet to an iron pin; thence further along said Road, N. 56-0 W., 283 feet to an iron pin; thence further along said Road, N. 53-10 W., 256 feet to an iron pin; thence N. 52-30 W., 341 feet to an iron pin; thence N. 52-30 W.; 365 feet to a nail and cap in right of way of Highway I-85; thence along the center of Old Woodruff Road, S. 43-40 E., 1240 feet to an iron pin in the center of said Road; thence continuing with said Road, S. 49-50 E., 123 feet to an iron pin; thence further along said Road, S. 64-45 E., 125.5 feet to an iron pin; thence further along said Road, S. 73-20 E., 223 feet to an iron pin; thence further along said Road, S. 77-15 E., 169 feet to an iron pin; thence further along said Road, S. 82-20 E., 263 feet to an iron pin; thence further along said Road, S. 83-10 E., 173 feet to an iron pin in the intersection of New Woodruff Road and Old Woodruff Road, the point of beginning, containing 6.55 acres, more or less.

THIS is the same property conveyed to the mortgagors by deed of Clarence Eugene Ballenger, Jr. and Clare Eugenia Ballenger, to be recorded herewith, and this mortgage is given to secure a portion of the purchase price.

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) **his** 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) **his** 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.